

COUNTY OF TUOLUMNE

HOUSING ELEMENT UPDATE

Adopted by the Board of Supervisors

September 3, 2019

Resolution 68-19



CHAPTER 3: HOUSING ELEMENT

INTRODUCTION

Section 65302 of the California Government Code requires all localities to include in their General Plans a Housing Element which provides for attainment of the state housing goal of “decent housing in a suitable living environment for every Californian”.

Pursuant to Section 65583, the Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters and shall make adequate provision for the existing and projected needs of all economic segments of the community. The Housing Element must include all of the following:

1. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
2. A program which sets forth a five-year year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The program must make adequate provision for the housing needs of all economic segments of the community.
3. An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs in the unincorporated area of the County. The assessment and inventory shall include all of the following:
 - a. Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels;
 - b. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;
 - c. An inventory of land suitable for residential development, including vacant sites, and sites having potential for redevelopment, an analysis of the relationship of zoning and public facilities and services to these sites;
 - d. Identification of zones where emergency shelters are allowed as a permitted use;
 - e. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures;
 - f. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction;
 - g. Analysis of any special housing needs for vulnerable populations including people with mental or physical disabilities, seniors, large families, farmworkers, families with female heads of households and persons experiencing homelessness;
 - h. Analysis of opportunities for energy conservation with respect to residential development; and,

- i. Analysis of existing “at risk” assisted housing developments which are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

ADEQUATE SITES

GOAL 3.A Maintain a variety of adequate sites to accommodate households of all types, characteristics, and income levels to meet Tuolumne County’s share of the regional housing need.

Policies

- 3.A.1 Continue to inventory environmentally unconstrained and compatibly zoned parcels throughout the county that are suitable for residential development. Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family and other high and medium density housing development.
- 3.A.2 Continue to utilize the Tuolumne County General Plan, Community Plans, and the Uniform Zoning Ordinance to provide for housing development on land with adequate infrastructure and minimal environmental disturbance.
- 3.A.3 Encourage residential infill development through flexible development standards in areas of the county where adequate public facilities and services are already in place, taking into consideration the visual character of the neighborhood.

Implementation Programs

- 3.A.a Vacant Sites for Residential Development Database
The County Geographic Information System (GIS) Division will develop a searchable mapping tool showing vacant sites suitable for residential development and post it on the County’s website. The tool will show zoning, General Plan designation, utilities, and nearby amenities. The map will be updated annually.
- 3.A.b Accessory Dwelling Unit (ADU) Ordinance
The County will create an ADU ordinance that will encourage infill residential development of both stick-built and manufactured housing in areas with existing utility connections and services. The County will also create a standardized building plan that can be used for ADU construction.
- 3.A.c List of Sites Suitable for Lower-Income Housing Development
Pursuant to Government Code Section 65583.2(c) vacant sites identified in two previous housing elements are deemed inadequate to accommodate the need for lower income households unless appropriately zoned to permit residential uses by right for developments where at least 20% of the units are affordable to lower income households. These sites must be zoned within the first three years of the planning period (August 31, 2022). As noted in Figure 87 (Sites Suitable for Lower Income Households), several vacant sites have been identified in the past two housing element periods and as a result, the County will select from these candidate sites and rezone sufficient and suitable capacity to accommodate the regional housing need for lower income households pursuant to Government Code Section 65583.2(c) by August 31, 2019.

Further, the County currently has a regional housing need for lower income households of 218 units. The inventory of sites suitable for lower income households (Figure 87) currently identifies a capacity of 169 units that are appropriately zoned (allow at least 15 units per acre and consistent zoning with the general plan) and suitable for development in the planning period. Given the shortfall of 49 units to accommodate the housing needs

of lower income households, the County must rezone sites pursuant to Government Code Section 65583.2(h) and (i). To address these requirements, the County will select from candidate sites identified in Figure 87 and rezone, by August 31, 2022, sufficient sites to accommodate the shortfall (49 units) and address the following:

- Permit owner occupied and rental multifamily residential uses by right or without discretionary action pursuant to Government Code Section 65583.2(i) for developments that include 20% of units affordable to lower income households.
- Allow at least 16 units per site.
- Require a minimum density of 16 units per acre.
- Accommodate at least 50 percent of the very low and low-income housing need on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed uses project.

AFFORDABLE HOUSING

GOAL 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need.

Policies

- 3.B.1 Provide incentives and fee waivers for the construction of extremely low-, very low-, low-, -median- and moderate-income housing.
- 3.B.2 Utilize the Affordable Housing Trust Fund, described in Section 17.65.140 of the Tuolumne County Ordinance Code, to promote the construction and rehabilitation of affordable housing within the County, as funds become available.
- 3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects. Continue to work with affordable housing developers on new affordable housing rental and for-sale projects.
- 3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-, low-, median- and moderate-income households. This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation.
- 3.B.5 Facilitate expanded housing opportunities that are affordable to the workforce of Tuolumne County to support economic development and help ensure that workers have the ability to afford housing in the community where they work.
- 3.B.6 Encourage affordable homeownership opportunities especially for first-time homebuyers.
- 3.B.7 Preserve mobilehome parks and help maintain affordable rents through the County's Mobilehome Rent Control Ordinance.

Implementation Programs

- 3.B.a Small Lot Subdivisions
Continue to support the development of small detached or attached single-family housing subdivisions through the use of Planned Unit Development Permits to provide for lots which are less than 7,500 square feet in areas where public water and sewer systems are available and topography is conducive to such development.

- 3.B.b Application and Mitigation Fees
Continue to waive application fees and Building Permit fees for discretionary entitlements for housing developments which include an affordable housing component on a percentage basis.
- Continue to waive application fees for homeless shelters, transitional housing, permanent supportive housing and safe houses.
- Continue to waive the County Services Impact Mitigation Fee for extremely low, very low, low, and median income housing units.
- 3.B.c Inclusionary Ordinance
Implement the Inclusionary Housing Ordinance in order to encourage the development of a variety of types of housing for all income levels and assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and median-income households. The Inclusionary Ordinance has been amended to be a voluntary incentive program.
- 3.B.d Education and Outreach Program
Continue to post on the County website tenant/landlord information, information on affordable housing projects and programs available in the county, and a copy of the Housing Element.
- Continue to make housing referrals for affordable housing and tenant/landlord issues to local and statewide organizations.
- The Board of Supervisors Housing Policy Committee will continue to discuss affordable housing issues and proactively solicit input from the public.
- 3.B.e Development and Acquisition of Affordable Rental and For Sale Housing
Continue to annually investigate and apply, as appropriate, for funding through state and federal agencies and private institutions in support of extremely low-, very low-, low-, median- and moderate-income housing, such as funds made available through the State's HOME, CalHome, Affordable Housing and Sustainable Communities, No Place Like Home, and CDBG Programs, Federal Home Loan Bank Programs, Affordable Housing Tax Credits, and United States Department of Agriculture Programs, as well as funding for water and sewer system improvements and expansion. Annually consult with CA Department of Housing and Community Development and other agencies on upcoming funding opportunities.
- Work closely with, including at least annual outreach through the multi-county continuum of care group, and support collaborative efforts of local agencies and affordable housing developers in developing affordable rental and home ownership programs including self-help housing.
- The County Planning and Housing Divisions will work together to provide developers with information on affordable housing development incentives.
- Establish and maintain partnerships with at least annual outreach with affordable housing developers and local nonprofit organizations able to acquire and construct or rehabilitate residential developments for extremely low-, very low-, low-, median- and moderate-income households.
- Utilize the County Inclusionary Housing Ordinance and Affordable Housing Fee Waiver Ordinance to incentivize affordable housing development.
- Continue to work with Visionary Home Builders, a nonprofit affordable housing developer in Stockton, to build a 65 unit affordable rental project in Jamestown on a vacant parcel. The developer has a letter of understanding with the seller.

Continue to work with the Stanislaus County Housing Authority, which is the housing authority in Tuolumne County, to develop and acquire affordable housing. The housing authority purchased a 3.3 acre site on Peaceful Valley Road to build affordable housing.

Continue to work with Tuolumne County Habitat for Humanity to help finance homes being built at their 33-unit Parrotts Ferry Village condominium project.

Continue to organize meetings of the Foothill Housing Coalition, which is an informal organization comprised of staff from Amador, Calaveras, Tuolumne and Mariposa Counties to encourage affordable housing development in our underserved foothill region.

3.B.f Affordable Housing Trust Fund

Utilize the Affordable Housing Trust Fund as funds become available to acquire building sites for affordable housing, provide “gap” financing, leverage funds for acquisition or construction of affordable housing, and support rehabilitation of affordable housing units throughout the county. Advocate with the state, including comments on draft guidelines anticipated in late summer/fall 2019, to lower the match requirement for the State Housing Trust Fund Program so that small, rural areas such as Tuolumne County can utilize this program. Consider potential regional collaboratives including for ongoing SB 2 funding. Apply for trust fund dollars upon notice of funding availability.

3.B.g First Time Homebuyer Programs

Continue to apply for funds and administer the First Time Homebuyer Program. This program currently includes a deferred, low-interest loan program and a down payment matching grant program.

3.B.h Efficient Use of Land

Require projects proposed in the R-3 (Multiple-Family Residential), R-2 (Medium Density Residential), R-1 (Single-Family Residential) and RE-1 (Residential Estate, one acre minimum) zoning districts to adhere to the minimum density standards specified in Title 17 of the Ordinance Code.

3.B.i Workforce Housing

Establish and maintain relationships between economic development entities such as the Tuolumne County Chamber of Commerce to facilitate the development of workforce housing to support increased economic opportunities within the county. The Board of Supervisors recognizes that as economic conditions such as home prices, interest rates and rental rates shift, there is a need to review these changes to help ensure that there is adequate workforce housing.

3.B.j Rental Assistance

Continue to interface with the Stanislaus County Housing Authority which administers the Department of Housing and Urban Development Section 8 Rental Assistance Program in Tuolumne County and refer residents to their program.

Continue to offer rental assistance through the County Tenant Based Rental Assistance Program.

Continue to refer clients to the Amador Tuolumne Community Action Agency for rental assistance, security deposit and utility payment assistance.

3.B.k Mobilehome Parks

Continue to administer the County Mobilehome Rent Control Ordinance to help ensure that mobilehome residents are not subject to unreasonable rent increases.

Encourage the preservation and maintenance of mobilehome parks which provide a valuable source of affordable housing. County staff will respond to requests for

information and complaints from the mobilehome community and refer park maintenance issues to the State Department of Housing and Community Development Division of Codes and Standards.

Consult with CA Department of Housing and Community Development to consider and apply for MPRROP funds, including technical assistance and funding opportunities starting in later summer/fall 2019 and ongoing consideration on an at least annual basis.

CONSTRAINTS

GOAL 3.C Minimize governmental and non-governmental constraints in order to facilitate development of affordable housing in Tuolumne County.

Policies

Minimize and where possible, eliminate governmental constraints that increase the cost of housing.

Continue to review and revise procedures in an effort to streamline the development process.

Encourage developers holding existing planning approvals for as yet undeveloped projects to modify project designs to improve consistency with the identified communities Growth Scenario. Encourage this type of revision for projects located in High Density or Medium Density zoned areas where allowable densities have been increased as per the identified communities growth scenario.

Implementation Programs

3.C.a Concurrent Review

Continue to allow concurrent review of discretionary entitlement applications and Building Permit applications for land development projects to reduce processing time.

3.C.b Infill Development

Continue to encourage residential infill development through flexible development standards in areas of the county where adequate public facilities and services are already in place, taking into consideration the visual character of the neighborhood. Continue to allow flexibility in development standards such as lot sizes, building heights, setbacks, site planning, parking requirements, and road requirements through the County Planned Unit Development process and the Inclusionary Housing Ordinance so that developers can utilize creative mechanisms for developing housing in existing neighborhoods.

3.C.c Board of Supervisors Housing Policy Committee

The Board of Supervisors Housing Policy Committee will continue to evaluate governmental constraints on the development of all forms of housing and to propose methods to alleviate these constraints. The Committee will review legislative priorities related to housing, residential development, funding, and other issues that affect housing.

3.C.d Review and Revise Permit Process for Affordable Housing

Review and revise the Use Permit and Site Development permit process to permit multifamily development up to maximum allowable densities (including transitional and supportive housing when proposed as a multifamily use) with objective standards, lesser or no discretion, simplified number of entitlements and not subject to exception processes such as typical conditional use findings. These changes will be completed by August 31, 2022.

In addition, by August 31, 2022, the County will revise zoning as appropriate to permit multifamily development without discretionary review in all zones allowing multifamily

development pursuant to Government Code Sections 65650 to 65655 (AB 2162) and low barrier navigation centers pursuant to Government Code Sections 65660 to 65660 (AB 101).

HOUSING CONSERVATION

GOAL 3.D Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.

Policies

Continue to assist the Bureau of Indian Affairs, as requested, with the rehabilitation of housing units on the Tuolumne and Chicken Ranch Rancherias.

Continue to support the conservation and rehabilitation of the older rental and for-sale housing stock within the County.

Identify funding sources to maintain at-risk housing units. Strive to preserve state and federally subsidized housing units for extremely low-, very low-, low-, median- and moderate-income households over the useful life of the project.

Implementation Programs

3.D.a Monitoring and Assist Affordable Housing Projects

Monitor state and federally subsidized housing units in an effort to maintain extremely low-, very low-, low-, median- and moderate-income restrictions. The County shall respond to inquiries from tenants of subsidized housing units in a timely manner. The County shall also respond to any federal or state notices regarding subsidized housing projects.

Regularly monitor the at-risk status of all assisted affordable housing projects in the County because all projects are eligible for pre-payment. Work with the project owners, the California Housing Partnership, the State Department of Housing and Community Development, and the Department of Housing and Urban Development (HUD) to make every effort to preserve these projects. Apply for funds, as available, to help extend project affordability.

3.D.b Enforcement of Health and Safety Codes

Continue to enforce building, electrical, mechanical, sanitary, and fire development codes to assure safe rental and owner-occupied housing while not imposing a disproportionate hardship on low-income families, seniors and people with disabilities.

Post information on the County website to help local residents navigate the home renovation process. Provide links to websites with information on selecting contractors, obtaining financing, applying for permits, etc.

3.D.c Native American Rancherias

Coordinate with and assist the Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk in their efforts to rehabilitate existing housing and the provide new housing opportunities for their members.

3.D.d Improve Hazard and Health Conditions in Older Homes

Continue to operate the County Owner Occupied Rehabilitation Program to correct serious health and safety-type issues in older homes owned by extremely low-, very low- and low- income households who cannot afford the cost of repairs.

Continue to refer residents to the United States Department of Agriculture Housing Preservation Grant Program which offers loans and grants to low-income households to repair their homes.

- 3.D.e Mills Act
Continue to implement the Mills Act in Tuolumne County to provide reductions in property taxes to property owners for preservation of historic structures.
- 3.D.f Energy Conservation
The Building Division will hold an all-day seminar for contractors, plans examiners, and building and code enforcement officials on California energy code regulations. The seminar will be taught by a representative from Energy Code Ace or another entity that is an expert on energy code requirements.

FAIR HOUSING

GOAL 3.E Affirmatively further fair housing and help prevent housing discrimination on the basis of source of income, race, color, national origin, ancestry, religion, age, sex, gender, gender identity, gender expression, sexual orientation, familial status, medical condition, disability characteristics or genetic information of that person.

Policies

Encourage the distribution of extremely low-, very low-, low-, median- and moderate-income housing units throughout Tuolumne County rather than concentrating such development within a specific community.

Promote fair housing and help prevent housing discrimination.

Implementation Programs

- 3.E.a Education
The County website has a page devoted to fair housing and tenant/landlord resources which includes links to the California Tenant Landlord Handbook, the Federal Department of Housing and Urban Development (HUD) Fair Housing Handbook, HUD's fair housing webpage, local legal clinics at Interfaith and Catholic Charities, and the Central California Legal Services. The County has posted a HUD fair housing poster in the Community Resources Agency public reception area.
- One of the County of Tuolumne Housing Division handouts, which are available to the public at the public reception counter in the Community Resources Agency, is an *Affordable Housing Resources in Tuolumne County*. The handout provides information on affordable housing developments in the county and housing counseling, fair housing and homeless prevention referrals. The County Housing Division will also hand out informational brochures on housing at community events such as the Senior Expo, the ATCAA Head Start Parent Information Workshop, and other events that provide outreach opportunities to a wide segment of the community.
- 3.E.b Housing Complaints
Provide information and referrals concerning fair housing and housing discrimination to help ensure that fair housing practices are followed. Continue to refer complaints regarding discriminatory housing practices to the Federal Housing and Urban Development Office of Fair Housing and Equal Opportunity, local legal clinics at Catholic Charities and Interfaith, and Central California Legal Services for resolution.
- 3.E.c Housing Availability
Provide an appropriate range of General Plan and Community Plan land use designations and zoning districts within each of the County's identified communities so that persons are not excluded from living in areas of the county based on housing availability. Consider factors of elevation, topography and the availability of public water and sewer systems when determining an appropriate range of land use designations and zoning districts.

- 3.E.d Overconcentration
Offer incentives to residential developers through implementation of the County Inclusionary Housing and the County Fee Waiver for Affordable Housing Ordinances to encourage construction of affordable units within new market-rate developments so that affordable housing is not concentrated in any particular area of the county.
- Evaluate overconcentration of extremely low-, very low-, low-, median- and moderate-income housing units when considering applications proposing affordable housing.
- 3.E.e Housing Programs
Review active County Housing Programs annually to help ensure that there is no unintended bias towards applicants and that the affordable units are not concentrated in lower-income areas or areas of minority concentration within the unincorporated area of the county.

SPECIAL NEEDS HOUSING/VULNERABLE POPULATIONS

Goal 3.F Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, people with physical or mental disabilities, homeless individuals and individuals at risk of becoming homeless.

Policies

- 3.F.1. Encourage the development of housing for seniors and veterans.
- 3.F.2. Provide for the housing needs of farm workers and seasonal workers.
- 3.F.3. Encourage the creation of housing opportunities for extremely low-income households and vulnerable populations.
- 3.F.4. Provide for the needs of people experiencing homelessness by supporting the construction of emergency shelters and permanent, supportive housing.

Implementation Programs

- 3.F.a Senior Housing
Identify funding opportunities and establish collaborative private/public partnerships to encourage the development of senior rental and for-sale housing, congregate care facilities, assisted living facilities and convalescent hospitals to meet the needs of county residents.
- 3.F.b Veterans Housing
Identify funding opportunities and encourage the creation of housing opportunities for veterans.
- 3.F.c Large Families/Multi-family Units
Encourage rental housing developers to include units with three or more bedrooms in any new rental development to provide housing for large families.
- 3.F.d Farmworker Housing and Housing for Seasonal Workers
Continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farmworkers and seasonal workers.
- Amend the Ordinance Code to allow the use of recreational vehicles for employee housing.
- 3.F.e Extremely Low-Income Households and Vulnerable Populations
The County will assist developers of affordable housing to apply for development funds and operating subsidies to provide housing units for extremely low- income households and vulnerable populations as funds are available. Vulnerable populations include people living on Social Security Disability such as people with a mental or physical

disability, people who are homeless or at risk of homelessness, unaccompanied youth, and others who are in need of housing affordable to extremely low-income households and those in need of supportive services to help them become and stay housed.

The County Housing Division and the Board of Supervisors Housing Policy Committee will research and consider innovative housing solutions for extremely low-income households and vulnerable populations such as container homes, boarding houses/shared housing models, tiny/manufactured homes in mobilehome parks accessory dwelling units, and other models that provide modest housing that is affordable to households on very limited incomes.

3.F.f

Homelessness

The County Housing Division will continue to utilize State No Place Like Home Program technical assistance funds to work with developers to build permanent supportive housing for people who are experiencing homelessness and have a serious mental illness.

The County will complete a County Plan to Combat Homelessness and will direct new state funds for homelessness such as Homeless Emergency Aid Program (HEAP) and California Emergency Solutions and Housing (CESH) funds to organizations that address the priorities identified in the County Plan to Combat Homelessness.

The County will encourage the development of a low barrier shelter and other services needed to reduce the occurrence of homelessness.

County staff will continue to attend the Amador, Calaveras, Tuolumne and Mariposa County Central Sierra Continuum of Care meetings and work to end homelessness in Tuolumne County.

Figure 1
HOUSING ELEMENT IMPLEMENTATION CHART

| IMPLEMENTATION PROGRAM | RESPONSIBILITY | FUNDING | TIME FRAME |
|-------------------------------|--------------------------------------------------|---------------------------------------------------|----------------------------------|
| 3.A.a | GIS Division | General Fund | Ongoing |
| 3.A.b | Planning, Building and Housing Divisions | General Fund Grant Funds | 2020 |
| 3.A.c | Planning Division | General Fund | Ongoing |
| 3.B.a | Planning Division | General Fund | Ongoing |
| 3.B.b | Planning & Building | General Fund | Ongoing |
| 3.B.c | Board of Supervisors | General Fund | Ongoing |
| 3.B.d | Housing Division | General Fund | Ongoing |
| 3.B.e | Planning & Housing Divisions | State Programs - HOME, CalHome, AHSC, Tax Credits | Ongoing |
| 3.B.f | Housing Division | Housing Trust Funds | Ongoing |
| 3.B.g | Housing Division | HOME, CalHome, Federal Home Loan Bank | Ongoing |
| 3.B.h | Planning Division | General Fund | Ongoing |
| 3.B.i | Community Resources Agency | General Fund | Ongoing |
| 3.B.j | Housing Division | General Fund, HOME | Ongoing |
| 3.B.k | Housing Division | County Mobilehome Administrative Fee | Annual Monitoring |
| 3.C.a | Planning Division | General Fund | Ongoing |
| 3.C.b | Planning Division | General Fund | Ongoing |
| 3.C.c | BOS Housing Policy Committee | General Fund | Ongoing |
| 3.C.d | Planning Division & BOS Housing Policy Committee | General Fund & apply for SB 2 Funds | 2021 |
| 3.D.a | Housing Division | General Fund Housing Program Funds | Ongoing |
| 3.D.b | Building & Housing Divisions | General Fund | Ongoing/ website 2021 |
| 3.D.c | Housing Division | General Fund | Ongoing and at least bi-annually |
| 3.D.d | Housing Division | Housing Program Funds | Ongoing |
| 3.D.e | Planning Division | General Fund | Ongoing |
| 3.D.f | Building Division | General Fund | 2020 |
| 3.E.a | Housing Division | Housing Program Funds & General Fund | Ongoing |
| 3.E.b | Housing Division | General Fund | Ongoing |
| 3.E.c | Planning Division | General Fund | Ongoing |
| 3.E.d | Housing Division Planning Division | Housing Program Funds General Fund | Ongoing |
| 3.E.e | Housing Division | Housing Program Funds | Annual |

| | | | |
|-------------------------------|----------------------------------------------------|---------------------------------------|-------------------------------------------|
| 3.F.a | Housing Division | General Fund Housing Program Funds | Ongoing |
| IMPLEMENTATION PROGRAM | RESPONSIBILITY | FUNDING | TIME FRAME |
| 3.F.b | Housing Division | General Fund Housing Program Funds | Ongoing |
| 3.F.c | Housing Division Planning Division | General Fund Housing Program Funds | Ongoing |
| 3.F.d | Housing & Planning Divisions | General Fund Housing Program Funds | Ongoing/ Ordinance Code Amendment 2020 |
| 3.F.e | Housing Division & BOS Housing Policy Committee | General Fund Housing Program Funds | Ongoing and at least annual outreach |
| 3.F.f | Housing Division | No Place Like Home & HEAP Funds | Ongoing and at least annual outreach |

Note: This housing implementation plan is provided pursuant to Government Code Section 65583(c) which requires the inclusion of an action program establishing a five-year schedule for implementing the policies and programs contained in the Housing Element.

SUMMARY OF MAJOR TRENDS

Major trends that occurred during the 2014-2019 Housing Element update cycle include:

- Population decreased an average of -0.1 percent in the unincorporated areas of the county during the last housing element update cycle and is expected to decrease slightly (975 people) during the next five-year Housing Element update cycle (HCD Data Set and EDD).
- Unemployment fell from 8.7% in 2014 to 4.6% in 2018 (California Economic Development Department).
- Median home prices rose from \$219,950 in 2014 to \$289,000 in 2018 (Tuolumne County Association of Realtors).
- The County issued an annual average of 52.2 residential building permits for the period of January 1, 2014 – December 31, 2018. In Comparison, from January 1, 2007 – December 31, 2013, the annual average was 86 residential permits. In the Third Cycle Housing Element Update (prior to the recession), from January 1, 2003 to December 31, 2006, the annual average was 417 units (County of Tuolumne Building Division).
- 30% of homeowners in the unincorporated county overpay for housing. Among homeowners 13% pay more than 50% of their household income for housing (mortgage, insurance, taxes, private mortgage insurance, HOA dues) (HCD Data Set).
- 51% of renters overpay for rent and utilities. A total of 21% of renters pay more than 50% of their household income for rent and utilities. Among extremely low-income renters earning at or below 30% of the area median income, approximately 69% pay more than 50% of their gross income for rent and utilities. This is of particular concern. Extremely low-income households who are severely rent burdened have limited funds to pay for essentials such as food and utilities (HCD Data Set).
- According to the *Out of Reach 2018* study published by the National Low Income Housing Coalition, the Housing Wage for Tuolumne County is \$18.40 (\$38,272 per year). This is the amount a household must earn in order to afford a typical two-bedroom apartment plus utilities: \$957 for rent and utilities (Two-Bedroom Fair Market Rent). This is the equivalent of 1.7 minimum wage jobs.

- Seniors age 65 and older make up 24% of the total population in Tuolumne County based on the 2013-2017 ACS. By comparison, statewide, seniors make up 13% of the population.
- 13.6% of people living in the unincorporated area of the county live in poverty (based on 2013-2017 ACS). The 2019 poverty level for a family of four is \$25,750 and \$16,910 for a family of two (US Department of Health and Human Services).

These major findings and trends are addressed in the policies included in the 2019-2024 Housing Element update and are located in the *GOALS, POLICIES AND IMPLEMENTATION PROGRAMS* section of the Housing Element.

REVIEW OF 2014 – 2019 HOUSING ELEMENT

GOALS

The Housing Element planning period for the Fifth Cycle (current) Update was January 1, 2014 to June 30, 2019. It was predicated upon five policy objectives as defined by the state.

1. Maintain a variety of adequate sites to accommodate households of all types, characteristics, and income levels to meet Tuolumne County's share of the regional housing need.
2. Encourage and promote the development of very low, low, median and moderate income housing for the residents of Tuolumne County to meet the regional housing need.
3. Minimize governmental constraints in order to facilitate development of affordable housing in Tuolumne County.
4. Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.
5. Strive to provide residents of Tuolumne County with decent housing in a suitable environment, so they are not excluded on the basis of economic, ethnic, age, gender, or disability characteristics.

In addition to the five state-mandated goals, the County added the non-state mandated goal of Energy Conservation (Increase the efficiency of energy use in new and existing homes) to the last Housing Element Update. This goal was removed in the 2019-2024 housing element update because new state codes such as Title 24, new solar requirements, etc. already address energy conservation.

SUMMARY OF MAJOR ACCOMPLISHMENTS

The major accomplishments achieved during the 2014-2019 Housing Element Update include:

General Plan Update

The General Plan amendment, approved on January 3, 2019, changed the General Plan designation for many parcels so that the zoning and the General Plan designation are now compatible as directed by Government Code Section 65860. This will allow more sites to be developed without the need for rezoning.

Changes to County Ordinance Code

On December 2, 2014, the County Board of Supervisors approved Ordinance 3266 which amended the definitions of "Supportive Housing", "Target Population" and "Transitional Housing" to conform with the new state definitions, allowed transitional housing and supportive housing as permitted uses within a permitted single-family dwelling with no limitation on the number of residents in all zoning districts, and added transitional housing and supportive housing as conditional uses in the R-3, M-U, C-K, C-O, C-1, C-2, BP, M-1 and M-2 zoning districts.

Inclusionary Housing

The Inclusionary Ordinance was amended by the Board of Supervisors on November 6, 2013 to be a voluntary incentive program. The ordinance continues to be in place, but there has been no residential development in the last five years that has utilized the ordinance.

Fee Waivers and Deferrals

On October 16, 2012 the Board of Supervisors voted to waive all building permit fees for the 31-unit Habitat for Humanity's Parrotts Ferry Village Project.

In 2018, County Community Resources Agency staff worked with County Superintendent of Schools to establish a policy that allows for the deferral of payment of school fees until a building permit is issued. Previously, they were paid when an applicant applied for a permit, which was viewed by applicants as a barrier to development.

Article 34 Referendum for Affordable Rental Housing

The County initiated an Article 34 Referendum which was passed by voters on November 8, 2016. The referendum will allow for the development of new affordable housing utilizing state and federal funding.

Mobilehome Rent Control

The County continues to enforce the County Mobilehome Rent Control Ordinance and monitors rents annually. Rent increases for residents covered under the ordinance are limited to the annual Social Security Cost of Living increase.

Housing Programs

Grant Funding - The County received \$11,043,986 in grant funding and affordable housing program income over the past ten years to support a variety of affordable housing activities and projects including first time homebuyer assistance, housing rehabilitation, rental assistance, affordable rental housing acquisition and rehabilitation, and addressing homelessness.

Housing Trust Fund – The County received its first annual payment from a HOME Residual Receipts Loan with Tuolumne Apartments, in the amount of \$11,990, and deposited it into the County Housing Trust Fund in February, 2019.

First Time Homebuyer Program - During 2014-2018, the County assisted 46 borrowers through the First Time Homebuyer and Green First Time Homebuyer Programs. In partnership with Oak Valley Community Bank and Union Bank, the County provided 26 down payment grants to homebuyers.

Owner Occupied Rehabilitation - The County continues to operate an Owner Occupied Rehabilitation Program and assisted three households during the last housing element update cycle.

Solar - The County partnered with GRID Alternatives to provide solar photovoltaic systems, at no charge to the homeowner, for two clients of the County's First Time Homebuyer and Owner Occupied Rehabilitation Programs.

Habitat for Humanity - The County's First Time Homebuyer Green Program provided 10 deferred assistance loans to Habitat for Humanity of Tuolumne clients at Parrotts Ferry Village.

Drought - The County Housing Division assisted five homeowners with dry or contaminated wells by providing grants and deferred loans to cover the cost.

Affordable Housing Development

Foothill Housing Coalition - The County Housing Division created an informal Foothill Housing Coalition among the four foothill counties of Amador, Calaveras, Tuolumne and Mariposa to discuss affordable housing development in the foothill region. The group held three meetings, including a forum with regional affordable housing developers to encourage partnerships for local affordable housing development.

Tuolumne Apartments - The County was awarded \$3,334,629 in State HOME Funds for the acquisition and rehabilitation of Tuolumne Apartments by the Michaels Organization. Tuolumne Apartments is a 52-unit affordable family rental project with project-based rental assistance. The project was deteriorating and in need of repair. Project affordability was extended for 55 years.

Affordable Rental Project - Visionary Home Builders is interested in building an affordable housing rental project on a parcel in Jamestown. The land owner and Visionary signed a Memorandum of Understanding in 2018 with the terms of purchase. The County is processing a parcel map to facilitate the creation of the future project site.

Peaceful Valley site – The County Housing Division staff worked with the Stanislaus County Housing Authority to identify Caltrans excess property that is suitable for residential development. The Housing Authority purchased a 3.3-acre Caltrans property on Peaceful Valley Road in 2018 with the intention of creating affordable housing units.

Vulnerable Populations

Permanent Supportive Housing - In August of 2017, the County applied for and was subsequently awarded a \$75,000 No Place Like Home (NPLH) Planning Grant from the State Department of Housing and Community Development (HCD) to plan for permanent supportive housing for people who are experiencing homelessness and have a serious mental illness. The Community Resources Agency (CRA) is administering the grant in partnership with County Behavioral Health. Funds are being utilized to develop a plan to address homelessness, a plan to provide services to individuals in permanent supportive housing, and predevelopment activities for permanent supportive housing, including site selection.

Hospital Road Apartments –The County partnered with the Stanislaus County Housing Authority in 2018 to utilize \$302,412 in Homeless Emergency Aid Program (HEAP) Grant Program funding from the Central Sierra Continuum of Care to purchase an existing 10 unit rental project at 241 Hospital Road within the City of Sonora. The units will be used for permanent supportive housing for people experiencing homelessness and as affordable units for people who are homeless or at risk of homelessness.

2014-2019 GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

The following discussion details Tuolumne County's progress in complying with the implementation programs contained in the 2014-2019 Housing Element from January 1, 2014 to the present. The implementation programs carry out all of the goals and policies listed in the Housing Element. Please note that the Housing Element planning period ends June 30, 2019.

ADEQUATE SITES

GOAL 3.A **Maintain a variety of adequate sites to accommodate households of all types, characteristics, and income levels to meet Tuolumne County's share of the regional housing need.**

Policies

- 3.A.1 Continue to inventory environmentally unconstrained and compatibly zoned lands throughout the County for the provision of suitable housing sites.
- 3.A.2 Continue to review and update the Tuolumne County General Plan, Community Plans, and the Uniform Zoning Ordinance to provide for housing development on land with adequate infrastructure and minimal environmental disturbance.
- 3.A.3 Initiate rezoning of properties suitable for the development of extremely low-, very low-, low-, median- and moderate-income residential development.
- 3.A.4 Encourage residential infill development through flexible development standards in areas of the county where adequate public facilities and services are already in place taking into consideration the visual character of the neighborhood.

- 3.A.5 Consider walkability and distance to transportation nodes and public facilities, such as schools, when determining whether land is suitable for multi-family housing development.

Implementation Programs

- 3.A.a Review and Update of the Tuolumne County General Plan
Continue to review the Tuolumne County General Plan and Community Plan land use diagrams to determine adequate sites available throughout the County to meet the regional housing need.

Status: The General Plan update was approved on January 3, 2019.

- 3.A.b Extension of Public Utility Services
Encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements for new urban development where such improvements would serve adjacent lands designated for urban residential development.

Status: Public utility service extensions are required for new developments with urban designations.

The Tuolumne Utilities District (TUD) installed three main water extensions utilizing drought-related funding. The Quartz Water Main connected 57 homes, the Douglasville Mine Water main connected 3 homes, and the Campo Seco Water Main added 11 homes. TUD also added individual connections for 37 homes.

- 3.A.c Geographic Information System (GIS) Database
Maintain the County's Geographic Information System (GIS) database in order to provide for an inventory of lands suitable for urban residential development, specifically high density projects. Said inventory will provide the basis for periodic review in meeting Regional Housing Needs, as well as providing prospective developers with information relating to the location of properties designated for higher residential density development within the county.

Status: The GIS Division of the Community Resources Agency provided assistance with mapping for planning, building, engineering, and other County departments. GIS staff has provided maps for potential affordable housing sites to assist affordable housing developers in assessing the viability of a site. GIS staff also mapped vacant medium and high density residential properties and identified distance to surrounding amenities and services that are used to score Affordable Housing Tax Credit Applications so that the County can provide affordable housing developers with information on parcels suitable for affordable housing development.

- 3.A.d Initiation of Rezoning
Continue to identify properties suitable for extremely low-, very low-, low-, median- and moderate-income residential development, including vacant or under-developed commercial and industrial land. Planning Division staff will discuss the potential development of such parcels with the property owners. Initiate rezoning of properties suitable for these types of uses.

Status: No activity. Covered by the General Plan Amendment.

- 3.A.e General Plan Consistency
Rezone all parcels designated for Medium Density Residential (MDR), High Density Residential (HDR) and Mixed Use (MU) on the General Plan and Community Plan land use diagrams for consistency with their land use designations to increase the inventory of parcels available for development of extremely low-, very low-, low-, median- and moderate-income housing and to eliminate governmental constraints to such development.

Status: The General Plan amendment, approved on January 3, 2019, changed the General Plan designation for many parcels so that the zoning and the General Plan designation are now compatible. This will allow more sites to be developed without the need for rezoning.

- 3.A.f Parcel Consolidation
Encourage consolidation of infill parcels for provision the of multifamily residential development.
- Status:** Parcel consolidation is encouraged with new development. Parcels were consolidated at Parrotts Ferry Village, a Habitat for Humanity small lot (duplexes) subdivision. This project began in 2011 and units continue to be built. Habitat is building two to four units per year at this site.
- 3.A.g Analysis of Flood Hazard and Flood Management Information
Annually review the Land Use Element for areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) for the State Department of Water Resources to ensure that sites identified as appropriate for residential development continue to be suitable for development as required in State Government Code Section 65302.
- Status:** Flood hazard analysis is conducted for parcels through the building permit process. General review of FEMA flood zones only occurs when FEMA provides updated data and FEMA did not provide any new data during the last housing element cycle.
- 3.A.h Property Insurance Costs
Encourage analysis of property insurance costs by the property insurance industry related to fire hazard and fire suppression infrastructure in an effort to lower insurance costs for residential properties.
- Status:** Tuolumne County recognizes high severity wildfires across the State of California are leading to an increase in homeowner's insurance costs as well as decreases in insurance availability. This statewide problem is not exclusive to Tuolumne County and is being addressed through legislative efforts.

AFFORDABLE HOUSING

GOAL 3.B Encourage and promote the development and rehabilitation of extremely low-, very low-, low-, and moderate-income housing for the residents of Tuolumne County to meet the regional housing need.

Policies

- 3.B.1 Provide incentives and fee waivers for the construction of extremely low-, very low-, low-median- and moderate-income housing. Encourage new development to provide housing that is affordable to all segments of the community.
- 3.B.2 Utilize the Affordable Housing Trust Fund, described in Section 17.65.140 of the Tuolumne County Ordinance Code, to promote the construction and rehabilitation of affordable housing within the county, as funds become available.
- 3.B.3 Continue to support public, private, and non-profit applications for state and federal affordable housing programs for both new construction and rehabilitation projects.
- 3.B.4 Encourage and support programs and financing that increase the availability of rental and for-sale housing for extremely low-, very low-, low-, median- and moderate-income households.
- This includes both new construction and the conversion of market-rate housing to affordable housing through acquisition/rehabilitation as well as rental assistance.
- 3.B.5 Facilitate expanded housing opportunities that are affordable to the workforce of Tuolumne County to support economic development and help ensure that workers have the ability to afford housing in the community where they work.

- 3.B.6 Preserve homeownership and promote neighborhood stability by encouraging and promoting foreclosure prevention programs.
- 3.B.7 Encourage affordable homeownership opportunities especially for first-time homebuyers.
- 3.B.8 Preserve mobilehome parks and help maintain affordable rents through the County's Mobilehome Rent Control Ordinance.

Implementation Programs

3.B.a Small Lot Subdivisions

Continue to support the development of small detached or attached single-family housing subdivisions through the use of Planned Unit Development Permits to provide for lots which are less than 7,500 square feet in areas where public water and sewer systems are available and topography is conducive to such development.

Status: Valley Vista, located on Golf Links Road at the intersection with Jamestown Road, is a proposed small lot subdivision with manufactured homes. The developer began accepting deposits to reserve home sites in 2019. The County worked with the applicant to adapt conditions of approval to meet current market needs so that the project could be modified to meet current market demands and move forward towards construction.

There is a proposed 28 unit small lot subdivision (Oxbow) on Tuolumne Road near Striker Court. The County hired a consultant to expedite the environmental review, at the County's expense, to move this workforce housing project to a public hearing as quickly as possible. The small-lot project will also have reduced setbacks to increase density on the site.

3.B.b Application Fees

Continue to waive application fees and Building Permit fees for discretionary entitlements for housing developments which include an affordable housing component on a percentage basis.

Continue to waive application fees for homeless shelters, transitional housing and safe houses.

Status: On October 16, 2012 the Board of Supervisors voted to waive building permit fees for Habitat for Humanity's Parrotts Ferry Village Project. No applications for fee waivers were submitted during the past housing element cycle for affordable housing or shelters but the policy continues to be available for affordable housing developers.

3.B.c Mitigation Fees

Continue to waive the County Services Impact Mitigation Fee for extremely low, very low, low, and median income housing units.

Status: No requests were received during the last housing element update cycle, but the policy continues to be in effect.

3.B.d Inclusionary Ordinance

Implement the Inclusionary Housing Ordinance in order to encourage the development of a variety of types of housing for all income levels and assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and median-income households. The Inclusionary Ordinance has been amended to be a voluntary incentive program. County staff will provide an annual report to the Board of Supervisors which lists projects that have utilized the incentives.

Status: The Ordinance continues to be in place, but there has been no residential development in the last five years that has utilized the ordinance.

3.B.e

Education and Outreach Program

Continue to post on the County website Tenant Landlord information and information on affordable housing projects and programs available in the county, and the Housing Element.

Continue to make housing referrals for affordable housing and tenant/landlord issues to local and statewide organizations.

The Board of Supervisors Housing Policy Committee will continue to discuss affordable housing issues and proactively solicit input from the public.

Status: Tenant/landlord information is posted on the County of Tuolumne website. County staff makes referrals for affordable housing and tenant landlord issues. A list of affordable housing projects is posted on the County's website. The Board of Supervisors Housing Policy Committee continues to be active and reviews housing policy issues, housing legislation and other housing topics of concern to the Board of Supervisors.

3.B.f

Funding Sources

Continue to investigate and apply for funding through state and federal agencies and private institutions in support of extremely low-, very low-, low-, median- and moderate-income housing, such as funds made available through the State's HOME, CalHome and CDBG Programs, Federal Home Loan Bank Programs, and United States Department of Agriculture Programs, as well as matching funds for water and sewer system improvements and expansion. Said funding could be used for affordable housing projects and programs.

Establish and maintain partnerships with affordable housing developers and local nonprofit organizations able to acquire and construct or rehabilitate residential developments for extremely low-, very low-, low-, median- and moderate-income households.

Status: The County received grant funding to support a variety of affordable housing activities and projects including first time homebuyer assistance, housing rehabilitation, rental assistance, affordable rental housing acquisition and rehabilitation, and addressing homelessness. The following chart summarizes the affordable housing grant-funded activities accomplished during the last housing element update cycle (2014-2018). Many of the grants received are multi-year grants. The chart reports on grants that were utilized during 2014-2108. The combined grant total is \$11,043,986.

Program funding also includes HOME and CalHome Program Income. These are funds that the County loaned to lower-income households to purchase or repair their homes. When these loans are repaid, they become "Program Income" that is then loaned out again to assist new clients. The County received \$1,255,627 in HOME and CalHome Program Income during 2014-2108. Program Income reduces the County's reliance on grant funding for affordable housing programs and helps makes these programs more self-sustaining.

The County also co-applied for \$10,499,985 from the State Affordable Housing and Sustainable Communities Program for Valley Vista, an affordable senior rental housing project (new construction), which was not funded.

Figure 2
TUOLUMNE COUNTY UNINCORPORATED AREA
AFFORDABLE HOUSING GRANT FUNDED ACTIVITIES 2014 - 2018

| Grant | Year | Grant Amount | Activities During 2014-2018* |
|----------------------------|----------|-----------------|------------------------------------------------------------------------------------------------------------------------------|
| 17-NPLH-11651 | 2017 | \$ 75,000.00 | Planning for Permanent Supportive Housing for Homeless & Seriously Mentally Ill. Prepare County Plan to Combat Homelessness. |
| 16-HOME-11384 | 2017 | \$ 1,000,000.00 | 2 First Time Homebuyer Loans |
| 15-HOME-10897 | 2016 | \$ 500,000.00 | 4 First Time Homebuyer Loans |
| 14-HOME-10047 | 2015 | \$ 1,000,000.00 | 12 First Time Homebuyer Loans, 2 Housing Rehab. Loans & Rental Asst. |
| 14-HOME-9276 | 2015 | \$ 3,434,629.00 | 52 Unit Acquisition/Rehabilitation-Tuolumne Apts. |
| 13-HOME-8992 | 2014 | \$ 700,000.00 | 9 First Time Homebuyer Loans, 1 Housing Rehab. Loan & Rental Asst. |
| 12-HOME-8565 | 2013 | \$ 700,000.00 | 6 First Time Homebuyer Loans |
| 12-CalHome-8680 | 2013 | \$ 375,000.00 | 4 First Time Homebuyer Loans |
| 11-HOME-7672 | 2012 | \$ 700,000.00 | 1 First Time Homebuyer Loan & 3 Housing Rehab. Loans |
| 08-CalHome-4903 | 2009 | \$ 900,000.00 | 5 First Time Homebuyer Loans |
| CalHome Program Income | Multiple | \$ 109,299.00 | 2 First Time Homebuyer Loans |
| HOME Program Income | Multiple | \$ 1,146,328.00 | 19 First Time Homebuyer Loans & 1 Housing Rehab. Loan |
| WISH Down Payment Grant | 2018 | \$ 90,000.00 | 6 Down Payment Grants/Oak Valley Comm. Bank |
| WISH Down Payment Grant | 2017 | \$ 90,000.00 | 6 Down Payment Grants/Oak Valley Comm. Bank |
| WISH Down Payment Grant | 2016 | \$ 90,000.00 | 6 Down Payment Grants/Oak Valley Comm. Bank |
| WISH Down Payment Grant | 2015 | \$ 60,000.00 | 4 Down Payment Grants/Oak Valley Comm. Bank |
| WISH Down Payment Grant | 2014 | \$ 60,000.00 | 4 Down Payment Grants/Oak Valley Comm. Bank |
| CDBG Drought Lateral Grant | 2017 | \$ 13,730.00 | Assisted 4 Residential Property Owners with Dry Wells to Connect to Public Water |
| Total Grant Amounts | | \$11,043,986.00 | |

| GRANT APPLICATIONS SUBMITTED – NOT FUNDED | | | |
|-------------------------------------------|------|-----------------|------------------------------------|
| AHSC (Cap & Trade) | 2016 | \$10,499,985.00 | Valley Vista Senior Rental Project |

*Some loans are funded with grant and program income and appear in each funding category. Chart represents how funds were utilized. It is not intended to show total clients assisted.

3.B.g

Affordable Housing Trust Fund

Utilize the Affordable Housing Trust Fund as funds become available to acquire building sites for affordable housing, provide “gap” financing, leverage funds for acquiring or constructing affordable housing, and to support rehabilitation of affordable housing units throughout the county.

Status: Staff anticipated that in-lieu fees from the County Inclusionary Housing Ordinance would fund a local Housing Trust Fund. However, little residential development has occurred in Tuolumne County over the last five years and no in-lieu

fees have been collected. The County has a HOME Residual Receipts Loan with Tuolumne Apartments. The first annual payment, in the amount of \$11,990 was deposited into the County Housing Trust Fund in February, 2019. County staff is working with State HCD to obtain approval to utilize these funds to help pay for affordable housing development projects.

3.B.h First Time Homebuyer Programs

Continue to apply for funds and administer the First Time Homebuyer Program. This program currently includes a deferred, low-interest loan program, a homebuyer program for energy efficient homes and a down payment matching grant program.

Status: The County's First Time Homebuyer Program provides deferred-payment loans to lower-income homebuyers to help them purchase a home in the unincorporated area of Tuolumne County. Borrowers secure a primary loan from a lender and the County provides a second position loan that fills the gap between what the borrower can afford to pay for a mortgage payment, taxes, insurance, mortgage insurance premium, if any, and homeowner's association dues, if any, and the price of the home. Borrowers are required to contribute 3% of the purchase price unless they are participating in a sweat equity project. Borrowers at Habitat for Humanity's Parrotts Ferry Village (sweat equity project) substitute their labor for a cash down payment requirement. Maximum assistance is \$100,000, or no more than the amount of the primary loan, whichever is lower. County loan payments are deferred for 30 years or until the borrower sells or no longer lives in the home.

The First Time Homebuyer Program also provides down payment matching grants of up to \$22,000. The Federal Home Loan Bank (FHLB) Workforce Initiative Subsidy for Homeowners (WISH) Program provides down payment matching funds for first-time homebuyers participating in the County of Tuolumne's First Time Homebuyer Programs through grants secured by Oak Valley Community Bank and Union Bank on behalf of the County of Tuolumne. The WISH program provides *up to* \$22,000 for each participating household, matching up to \$4 for each \$1 contributed by the homebuyer(s). Sweat equity is counted based on a calculation of \$15 per hour of sweat equity. If a homebuyer contributes \$5,500 for down payment and closing costs they would receive a forgivable grant in the amount of \$22,000 from the FHLB. The WISH Grant is forgiven after five years as long as the homeowner continues to own the home. If they sell the home during the five years, they repay the grant on a pro rata basis.

As discussed in Section 3.D.g Energy Conservation, the County also operated a Green First Time Homebuyer Program for homes that met certain energy efficiency and universal design (accessibility) features.

During 2014-2018, the County assisted 46 borrowers through the First Time Homebuyer and Green First Time Homebuyer Programs including 10 Habitat for Humanity borrowers. In partnership with Oak Valley Community Bank and Union Bank, the County provided 26 down payment grants to homebuyers.

3.B.i Efficient Use of Land

Require projects proposed in the R-3 (Multiple-Family Residential), R-2 (Medium Density Residential), R-1 (Single-Family Residential) and RE-1 (Residential Estate, one acre minimum) zoning districts to adhere to the minimum density standards specified in Title 17 of the Ordinance Code.

Status: County continues to adhere to this standard.

3.B.j Regional Blueprint Implementation

Initiate amendments to the General Plan Land Use Diagrams to designate the parcels identified in the Regional Blueprint for higher density development as High Density Residential (HDR), Medium Density Residential (MDR) or Mixed Use (MU). Consult with the affected property owners to initiate the General Plan land use designation changes.

Status: Completed with the General Plan update approved on January 3, 2109.

Affordable Rental and Home Ownership Programs

Work closely with and support collaborative efforts of local agencies and affordable housing developers in developing affordable rental and home ownership programs including self-help housing.

The County Planning and Housing Divisions will work together to provide developers with information on affordable housing development incentives.

The County will discuss affordable housing financing program opportunities annually at the County Development Process Review Team which is attended by representatives of the development community. The Community Resources Agency will also write an article annually on affordable housing finance programs for the division's newsletter which is widely distributed to contractors and members of the development community.

Status: Staff continued to work with Habitat for Humanity to provide County First Time Homebuyer deferred assistance loans to Habitat homebuyers at Parrotts Ferry Village, an affordable, new construction homeownership project in Columbia. During the last Housing Element update, the County assisted 10 Habitat for Humanity clients purchase their homes.

First Time Homebuyer - The County provided 46 First Time Homebuyer Loans and 26 WISH Down Payment matching grants to clients during 2014-2018 (see Section 3.B.h First Time Homebuyer Programs for further details).

Article 34 Referendum - The County initiated an Article 34 Referendum which was passed by voters on November 8, 2016. The cost of placing the referendum on the ballot was paid by the County. The referendum will allow for the development of new affordable housing where all of the units are affordable. Without an Article 34 Referendum in place, new affordable housing construction is more limited in terms of funding opportunities. Most federal and state affordable housing programs have funding restrictions on the scope of assistance in jurisdictions without Article 34 authority.

Foothill Housing Coalition - The County Housing Division created an informal Foothill Housing Coalition among the four foothill counties of Amador, Calaveras, Tuolumne and Mariposa to discuss affordable housing development in the foothill region. The Coalition held its first meeting on August 29, 2017 to discuss ways to share information and provide mutual support as each jurisdiction pursued a No Place Like Home Technical Assistance Grant and prepared for future permanent supportive housing applications.

At the meeting, members expressed an interest in expanding the role of the group to include affordable housing issues and advocacy. All foothill communities face unique challenges in building all types of affordable housing including permanent supportive housing. The foothill region has an extreme shortage of affordable housing. This area is underserved by affordable housing developers and very little affordable housing development has occurred since the early 1990's.

The group met again on January 17, 2018 and invited the Stanislaus County Housing Authority to the meeting to discuss how to work together to build more affordable housing. The housing authority serves all four counties. They recently expanded their role to include affordable housing development.

On August 21, 2018 the Foothill Housing Coalition held an affordable housing forum for the four counties and invited Mercy Housing, Visionary Home Builders, Self Help Enterprises, and the Stanislaus County Housing Authority to speak at the meeting about working together to create affordable rental housing in our communities for lower-income households and vulnerable populations. Approximately 52 people attended the meeting.

Affordable Housing Site Criteria Handout - County Housing Division staff created a handout showing rural housing site and amenity criteria needed for a competitive affordable housing application for state funds. The handout was made available to those attending the Foothill Housing Coalition affordable housing forum.

GIS - In 2018 and 2019, County housing staff worked with County GIS Division staff to create a map with vacant medium and high density sites in relation to amenities and services to identify sites for affordable housing development.

Valley Vista – The County co-applied for \$10,499,985 from the State Affordable Housing and Sustainable Communities (AHSC) Program for Valley Vista, an affordable senior rental housing project (new construction), which was not funded. Valley Vista Senior Apartments was a proposed 80 unit affordable senior housing development located at 10970 Golf Links Road in Jamestown. The project was to be developed by Valley Vista Limited Liability Corporation (LLC) which was a partnership between Valley Vista LLC and Visionary Home Builders.

Tuolumne Apartments - The County was awarded \$3,334,629 in State HOME Funds for the acquisition and rehabilitation of Tuolumne Apartments by the Michaels Organization. Tuolumne Apartments is a 52-unit affordable family rental project with project-based rental assistance. The project was deteriorating and in need of repair. Project affordability was extended for 55 years.

Affordable Rental Project - County staff have been working with Visionary Home Builders to encourage them to build affordable housing in Tuolumne County. Visionary is a nonprofit affordable housing developer located in Stockton. They are interested in building an affordable housing rental project on a parcel in Jamestown. The land owner and Visionary signed a Memorandum of Understanding in 2018 with the terms of purchase. The seller's engineer is working on the revised Parcel Map to subdivide a legal parcel from the rest of a larger proposed development. Once the parcel map is approved, the parties will enter into a sales contract and Visionary will begin to secure project funding.

Peaceful Valley site – County staff have been working with the Stanislaus County Housing Authority to encourage them to build and rehabilitate affordable rental and homeownership properties in Tuolumne County. The County researched possible Caltrans excess parcels to be auctioned and found a few viable residential parcels. County staff worked with the Housing Authority to evaluate these parcels and ultimately, the Housing Authority purchased a 3.3 acre Caltrans property on Peaceful Valley Road in 2018. They are working with County staff to research development requirements. The scope and type of project has not yet been determined.

Hospital Road Apartments –The County partnered with the Stanislaus County Housing Authority in 2018 to utilize \$302,412 in Homeless Emergency Aid Program (HEAP) Grant Program funding from the Central Sierra Continuum of Care to purchase an existing an existing ten unit rental project at 241 Hospital Road within the City of Sonora. The units will be used for permanent supportive housing and as affordable units for people who are homeless or at risk of homelessness.

Encourage Local Nonprofit Affordable Housing Development - On June 29, 2018 County Housing Division staff held introductory meetings with Raj Rambob, the Executive Director of the Amador Tuolumne Community Action Agency (ATCAA), and Mercy Housing and Rural Communities Assistance Corporation (RCAC) to discuss partnerships between ATCAA and experienced affordable housing developers.

3.B.I

Foreclosure Assistance Programs

Work in concert with the Amador-Tuolumne Community Action Agency (ATCAA) and other interested parties to publicize and disseminate information on the County website about existing foreclosure assistance hotlines, foreclosure counseling and prevention programs and other resources available for residents facing possible foreclosure.

Status: Information on foreclosure assistance is posted on the County website. As shown in Figure 13, foreclosures spiked during the recession but the number of foreclosures has continued to decrease significantly.

3.B.m

Workforce Housing

Establish and maintain relationships between economic development entities such as the Tuolumne County Chamber of Commerce and the Economic Development Authority to facilitate the development of workforce housing to support increased economic opportunities within the county. The County of Tuolumne Board of Supervisors Housing Policy Committee will hold a public forum on workforce housing and encourage input from employers, employees, the Chamber of Commerce, the Economic Development Authority, the Association of Realtors and other interested parties. The Board of Supervisors recognizes that as economic conditions such as home prices, interest rates and rental rates shift, there is a need to review these changes to help ensure that there is adequate workforce housing.

Status: The Board of Supervisors Housing Policy Committee held a workforce housing forum in 2012 and focused on rental housing. The Committee continues to discuss rental and for-sale workforce housing at their meetings. The Committee's work plan has included encouraging the production of market-rate and affordable rental and for-sale housing each year during the housing element update cycle. On April 30, 2019 the Economic Development Authority held a half-day seminar on economic development and housing for members of the local development community.

3.B.n

Second Dwelling Units

Continue to allow secondary dwellings up to 1,200 square feet.

Status: In 2014, the County amended the Ordinance Code to allow up to 1,200 square foot attached and detached accessory dwelling units as per the ordinance. State laws concerning accessory dwelling units (ADU's) have been changing over the last two years and the County is abiding by the new state laws. There has been increased ADU activity recently in response to the new state laws that make ADU's easier and less expensive to build.

3.B.o

Rental Assistance

Continue to interface with the Stanislaus County Housing Authority which administers the Department of Housing and Urban Development Section 8 Rental Assistance Program in Tuolumne County and refer residents to their program.

Continue to offer rental assistance through the County Tenant Based Rental Assistance Program.

Continue to refer clients to the Amador Tuolumne Community Action Agency for rental assistance, security deposit and utility payment assistance.

Status: During the last housing element cycle, the County's Tenant Based Rental Assistance Program assisted 25 tenants with rental assistance for up to two years. County staff also works closely with the Amador Tuolumne Community Action Agency (ATCAA) to make referrals to their rental assistance program. The County Human Services Agency has partnered with ATCAA to administer CalWorks housing assistance funds. The CalWorks housing program provides transitional housing, move-in costs, rent subsidies, case management, financial literacy classes, credit repair assistance and housing navigation.

The Stanislaus County Housing Authority (SCHA) administers the HUD Section 8 Rental Assistance Program (which is also known as the Housing Choice Voucher Program) in Tuolumne County and the adjacent foothill counties. There are currently 188 regular and 10 VASH Vouchers being utilized by Tuolumne County residents. A voucher holder secures his/her own housing and receives rental assistance to help make rent affordable. The VASH Voucher Program provides rental assistance and case management for veterans experiencing homelessness and their families.

The Board of Supervisors receives annual reports from the Stanislaus County Housing Authority concerning the number of clients receiving rental assistance in Tuolumne County. County staff also works with Housing Authority staff to publicize the opening of

the Housing Choice Voucher Program. The waiting list was opened two times during the last housing element cycle. There are currently 1,000 Tuolumne County residents on the waiting list.

The housing authority has established waiting list priorities for Tuolumne County as follows:

1. Senior/disabled or family status receives preference over single non-disabled, non-senior household,
2. County residency preference,
3. Client that has housing and can remain at their residence has preference over those who do not have housing, and
4. Veteran's Preference - A Veteran falls above any other person within each of the wait list preference categories.

3.B.p

Extremely Low-Income Households

Utilize the County Inclusionary Housing Ordinance and Affordable Housing Fee Waiver Ordinance to encourage developers of each application for affordable housing to make a portion of the units constructed available to extremely low-income families.

The County will encourage and assist developers of affordable housing to apply for development funds and operating subsidies to provide housing units for extremely low-income households as funds are available. The Housing Coordinator will conduct outreach at least twice per year to provide developers with information regarding housing programs available for extremely low-income households. Outreach may include publishing articles in newsletters and on the County website, or providing information at housing forums.

The County Housing Program Coordinator will continue to meet with the Amador-Tuolumne Community Action Agency to facilitate their efforts to develop affordable housing in partnership with an experienced affordable housing developer.

Status: The County undertook a variety of activities that assisted extremely low-income households. These activities are detailed in Section 3.B.k Affordable Rental and Home Ownership Programs, Section 3.B.o Rental Assistance, and Section 3.G.g Homelessness. Please refer to these sections for details. Efforts to assist extremely low-income households include:

- Article 34 (rental housing) Referendum passed in 2016,
- Homeless Emergency Aid Program (HEAP) Grant in 2018 to purchase existing 10-unit apartment complex for people experiencing homelessness and at risk for homelessness,
- No Place Like Home (NPLH) planning grant to plan for an affordable rental project which will include permanent supportive housing units for people experiencing homelessness who are also seriously mentally ill,
- NPLH units at potential 65 unit affordable housing project proposed by Visionary Home Builders on a vacant site in Jamestown,
- Stanislaus County Housing Authority 10 VASH Vouchers,
- Formation of the Foothill Housing Coalition, and
- Meetings with ATCAA Director and Mercy Housing and Rural Communities Assistance Corporation (RCAC) to discuss partnerships between ATCAA and experienced affordable housing developers.

- 3.B.q Mobilehome Parks
Continue to administer the County Mobilehome Rent Control Program to help ensure that mobilehome residents are not subject to unreasonable rent increases.
- Encourage the preservation and maintenance of mobilehome parks which provide a valuable source of affordable housing. County staff will respond to requests for information and complaints from the mobilehome community and refer park maintenance issues to the State Department of Housing and Community Development Division of Codes and Standards.
- Status:** The County continues to enforce the County Mobilehome Rent Control Ordinance and monitors rents annually. Rent increases for residents covered under the ordinance are limited to the annual Social Security Cost of Living increase.

CONSTRAINTS

GOAL 3.C Minimize governmental and non-governmental constraints in order to facilitate development of affordable housing in Tuolumne County.

Policies

Minimize and where possible, eliminate governmental constraints that increase the cost of housing.

Continue to review and revise procedures in an effort to streamline the development process.

- 3.C.3 Encourage developers holding existing planning approvals for as yet undeveloped projects to modify project designs to improve consistency with the identified communities growth scenario. Encourage this type of revision for projects located in High Density or Medium Density zoned areas where allowable densities have been increased as per the identified communities growth scenario. Incentives should be provided, such as a streamlined permitting process or reduced parking requirements, for these revised projects to encourage development.

Implementation Programs

- 3.C.a "Fast Track" Permit Processing
Continue to provide for "Fast Track" processing of discretionary applications proposing extremely low-, very low-, low-, median- or moderate-income housing.
- Status:** Staffing levels are not sufficient to provide fast tracking, but staff makes every effort to expedite affordable housing applications.
- 3.C.b Concurrent Review
Continue to allow concurrent review of discretionary entitlement applications and Building Permit applications for land development projects to reduce processing time.
- Status:** Ongoing.
- 3.C.c Infill Development
Continue to allow flexibility in development standards such as lot sizes, building heights, setbacks, site planning, parking requirements, and road requirements through the County Planned Unit Development process and the Inclusionary Housing Ordinance so that developers can utilize creative mechanisms for developing housing in existing neighborhoods.
- Status:** Ongoing.

3.C.d Board of Supervisors Housing Policy Committee
The Board of Supervisors Housing Policy Committee will continue to evaluate governmental constraints on the development of all forms of housing and to propose methods to alleviate these constraints.

Status: The committee continues to meet to discuss housing policy issues including governmental constraints.

3.C.e Initial Capital Expenses for Residential Development
Consider creating a voluntary program that allows residential developers and property owners to pay mitigation fees such as County Services Impact Mitigation Fees and Traffic Impact Mitigation Fees over a period of time rather than paying these fees up-front. The County will also encourage alternative means for the payment of school fees and utility connection fees so that the fees can be spread out over a period of time to reduce the initial capital expenses for the developer.

Status: In 2018, County Community Resources Agency staff worked with County Superintendent of Schools to establish a policy that allows for the deferral of payment of school fees to when the building permit is issued. Previously, they were paid when an applicant applied for a permit.

The Tuolumne Utility District (TUD) does not delay fees but does allow builders to utilize a temporary water meter until a home is completed. Connection fees are paid when the permanent meter is connected.

| |
|-----------------------------|
| HOUSING CONSERVATION |
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GOAL 3.D Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.

Policies

- 3.D.1 Continue to assist the Bureau of Indian Affairs as requested with the rehabilitation of housing units on the Tuolumne and Chicken Ranch Rancherias.
- 3.D.2 Continue to support the conservation and rehabilitation of the older housing stock within the County.
- 3.D.3 Continue to investigate funding sources for affordable housing rehabilitation, construction and rent supplement programs for rental and owner occupied housing.
- 3.D.4 Identify funding sources to maintain at-risk housing units.
- 3.D.5 Strive to preserve state and federally-subsidized housing units for extremely low-, very low-, low-, median- and moderate-income households over the useful life of the project.
- 3.D.6 Investigate funding sources for improving water quality and remedial conservation work in older homes.
- 3.D.7 Investigate and develop programs for addressing remediation of hazard and health issues, such as lead-based paint, in older homes.

Implementation Programs

3.D.a Monitoring of Government Subsidized Housing Projects
Monitor state and federally subsidized housing units in an effort to maintain extremely low-, very low-, low-, median- and moderate-income restrictions. This will be accomplished through regular communications with property owners and tenants of existing units and agencies or organizations with oversight responsibilities. The County shall respond to inquiries from tenants of subsidized housing units in a timely manner. The County shall also respond to any federal or state notices regarding subsidized housing projects.

Status: Ongoing.

3.D.b

Monitor and assist affordable housing developments with "At Risk" Units

Regularly monitor the at-risk status of all assisted affordable housing project in the County because all projects are eligible for pre-payment. Work with the project owners, the California Housing Partnership, and the Department of Housing and Urban Development (HUD) to make every effort to preserve these projects. Apply for funds, as available, to help extend project affordability.

Implement and administer the 2013 State Housing and Community Development HOME Project grant awarded to the County of Tuolumne for Tuolumne Apartments to renovate the project and extend affordability for another 55 years.

Identify funding sources to allow preservation and acquisition of at-risk affordable housing projects, and pursue those funding sources at the federal, state or local levels to preserve at-risk units on a project-by-project basis.

In coordination with other local agencies, provide tenant education including tenants' rights and conversion procedures for at-risk affordable housing projects.

Maintain communication with potential property buyers considered under HUD's "First Right of Refusal" list for at-risk affordable housing projects and other programs, such as those administered by the Amador-Tuolumne Community Action Agency. Provide assistance with possible financing sources.

Status: The County implemented a HOME Grant to acquire and renovate Tuolumne Apartments. The complex was renovated and affordability was extended for 55 years. County staff also reviewed the California Housing Partnership website to check the risk status of existing affordable housing projects in the unincorporated area of the county to help ensure that these projects remain affordable.

3.D.c

Enforcement of Health and Safety Codes

Continue to enforce building, electrical, mechanical, sanitary, and fire development codes to assure safe rental and owner-occupied housing while not imposing a disproportionate hardship on low-income families, seniors or people with disabilities.

Explore the possibility of developing an ordinance to permit the repair or improvement of owner-built dwellings in the rural areas of the county that have been constructed utilizing unconventional materials and methods in an effort to improve the quality and safety of the existing housing stock.

Status: The County hired a code enforcement officer and a code compliance administrative assistant in 2017 and hired additional code enforcement through contract employees. These activities help enforce health and safety codes in existing housing.

3.D.d

Native American Rancherias

Assist the Bureau of Indian Affairs and the local Native American tribes, the Chicken Ranch Rancheria of Me-Wuk and the Tuolumne Band of Me-Wuk, in their efforts to rehabilitate existing housing and the provision of new housing opportunities for their members.

Status: The County Housing Program Coordinator, met with Lee Ann Brown, the Housing Director at the Tuolumne Band of Me-Wuk, on October 6, 2015 to discuss possible housing needs of tribal members, and local, state and federal resources available to help tribes address housing issues. The Housing Program Coordinator also attended a meeting of the Tuolumne Band of Me-Wuk Tribal Counsel on October 8, 2015 to discuss County housing programs that can assist members of their tribe.

The County Housing Program Coordinator is the Vice Chair of the California Coalition for Rural Housing (CCRH), a statewide advocacy group for rural housing. CCRH continues to lead an effort that began a decade ago to open state housing programs to tribal organizations. Over the past few years, state affordable housing programs have

modified program guidelines so that they can now be utilized by tribes for housing on and off of tribal lands. CCRH continues to provide technical assistance to tribes in California wishing to build or rehabilitate housing for tribal members and the County Housing Program Coordinator has made the Housing Director of the Tuolumne Band of Me-Wuk aware of these newly available resources. In addition, the Board of Supervisors Housing Policy Committee approved a letter of support for AB 1010, Tribal Assess to state Housing Programs, at their April 11, 2019 meeting. This bill will further expand funding opportunities for tribes wishing to provide affordable housing.

3.D.e Water Quality and Conservation

Encourage and support local agencies' individual and collaborative efforts to improve in-home water quality and conservation. Promote the widespread distribution of information on methods and alternatives for improving in-home water quality and conservation.

Coordinate with the County's Environmental Health Division to provide assistance to low-income homeowners who have failing wells and/or septic systems through the County Owner Occupied Rehabilitation Program.

Status: The County Housing Division assisted five homeowners with dry or contaminated wells. Four were funded through the Community Development Block Grant (CDBG) Drought Lateral Program. These homeowners were connected to public water. The fifth homeowner had a dry well and the home was not located near public water. This homeowner's well was deepened utilizing the County Owner Occupied Rehabilitation Program.

The County of Tuolumne utilized \$1,435,000 in Community Development Block Grant (CDBG) funds to in 2014 to rehabilitate the sewer in the Gibbs Ranch Subdivision which is an aging subdivision built approximately 60 years ago. In 2016, the County utilized \$1,402,500 in CDBG Funds to replace the Tuolumne Utility District water tank in Jamestown which serves the entire Jamestown community.

3.D.f Improve Hazard and Health Conditions in Older Homes

Continue to operate the County Owner Occupied Rehabilitation Program to correct serious health and safety-type issues in older homes owned by extremely low-, very low- and low- income households who cannot afford the cost of repairs.

Continue to refer residents to the United States Department of Agriculture Housing Preservation Grant Program which offers loans and grants to low-income households to repair their homes.

Encourage and support local agencies' individual and collaborative efforts to improve hazard or health conditions, such as lead abatement, in older homes. Also, promote the widespread distribution of public information on programs, methods and alternatives for individuals to assess and improve the condition of older housing units.

Status: The County continues to operate an Owner Occupied Rehabilitation Program and assisted three households during the last housing element update cycle. The HOME Program regulations were modified by the federal government during the last five years and these changes have created obstacles for the program. The maximum home value and home equity requirements have made it very difficult for homeowners to qualify for the program.

The Housing Division partners with the United States Department of Agriculture Housing Preservation Program so that homeowners who qualify for both the County and USDA programs can take advantage of both programs. Seniors and people with disabilities can receive a \$7,500 grant from USDA but the amount is generally too small to cover the entire cost of repairs. The County provides a 30-year deferred loan to program participants that covers the cost to correct health and safety issues.

3.D.g Mills Act
Continue to implement the Mills Act in Tuolumne County to provide reductions in property taxes to property owners for preservation of historic structures.

Status: The County continues to offer the Mills Act tax reduction program. During the last five years, no property owners requested an exemption.

3.D.h Energy Conservation
Encourage and support local agencies' individual and collaborative efforts to improve in-home energy conservation and efficiency. Promote the widespread distribution of information on methods and alternatives for improving in-home energy conservation and efficiency.

Continue to refer residents to the Amador Tuolumne Community Action Agency's Weatherization Program.

Pursue a rental housing rehabilitation program, if funds become available, through CDBG, HOME, CalHome or other funding programs.

Status: The County partnered with GRID Alternatives to provide solar photovoltaic systems, at no charge to the homeowner, for two clients of the County's First Time Homebuyer and Owner Occupied Rehabilitation Programs.

The County's First Time Homebuyer Green Program provided 10 deferred assistance loans to Habitat for Humanity of Tuolumne Clients at Parrotts Ferry Village during the last Housing Element update cycle. The County's Green First Time Homebuyer Program provided assistance to homebuyers purchasing newly constructed homes that met certain energy efficiency and accessibility standards. Habitat homes exceeded program standards. Habitat also received a grant from PG&E to place solar photovoltaic systems on each of the homes.

The County continues to implement the current State Building Codes. Many of the new codes address energy efficiency. In 2017, the Building Division held an all-day seminar for contractors, plans examiners, and building and code enforcement officials on State Energy Code regulations. The County brought in Brian Selby from Energy Code Ace to conduct the training. He and his organization are statewide experts on energy code requirements.

The County was awarded \$3,334,629 in State HOME Funds for the acquisition and rehabilitation of Tuolumne Apartments by the Michaels Organization. Tuolumne Apartments is a 52 unit affordable family rental project. Many of the renovations, including a new water heating system, heating and cooling units in each of the units, new cool roof, and other measures, improved the energy efficiency of the project.

FAIR HOUSING

GOAL 3.E Affirmatively further fair housing and help prevent housing discrimination on the basis of source of income, race, color, national origin, ancestry, religion, age, sex, gender, gender identity, gender expression, sexual orientation, familial status, medical condition, disability characteristics or genetic information of that person.

Policies

3.E.1 Encourage the distribution of extremely low-, very low-, low-, median- and moderate-income housing units throughout Tuolumne County rather than concentrating such development within a specific community.

3.E.2 Promote fair housing and help prevent housing discrimination.

Implementation Programs

3.E.a Education

The County website has a page devoted to fair housing and tenant/landlord resources which includes links to the California Tenant Landlord Handbook, the Federal Department of Housing and Urban Development (HUD) Fair Housing Handbook, HUD's fair housing webpage, and local resources for fair housing which are the Amador-Tuolumne Community Action Agency (ATCAA) and the Central California Legal Services. The County has posted a HUD fair housing poster in the Community Resources Agency public reception area.

One of the County of Tuolumne Housing Division handouts, which are available to the public at the public reception counter in the Community Resources Agency, is an *Affordable Housing Resources in Tuolumne County's Unincorporated Areas*. The handout provides information on affordable housing developments in the unincorporated County and housing counseling, fair housing and homeless prevention referrals.

ATCAA is the HUD-designated fair housing counseling agency for Tuolumne County and they also provide fair housing educational materials and counseling. County staff work closely with ATCAA and make referrals to their organization when customers have fair housing or tenant/landlord concerns.

Status: Ongoing educational efforts. The County website and handouts continue to provide information and resources for fair housing.

3.E.b Housing Complaints

Provide information and referrals concerning fair housing and housing discrimination to help ensure that fair housing practices are followed. Continue to refer complaints regarding discriminatory housing practices to the Amador-Tuolumne Community Action Agency, the Federal Housing and Urban Development Office of Fair Housing and Equal Opportunity, and Central California Legal Services for resolution.

Status: Ongoing. County staff makes fair housing or tenant/landlord referrals to California Legal Services, the legal clinics at Catholic Charities and Interfaith, as well as the HUD Office of Fair Housing. ATCAA is no longer a HUD-approved housing counseling agency. As a result, the County no longer refers clients with tenant/landlord or fair housing issues. However, staff continues to make referrals to ATCAA for rental assistance and homelessness.

3.E.c Housing Availability

Provide an appropriate range of General Plan and Community Plan land use designations and zoning districts within each of the county's identified communities so that persons are not excluded from living in areas of the county based on housing availability. Consider factors of elevation, topography and the availability of public water and public sewer systems when determining an appropriate range of land use designations and zoning districts.

Status: The recently adopted General Plan update made changes to the General Plan designation for a number of parcels. These changes took into consideration the availability of utilities, services, elevation, and whether or not the parcel is located in an identified community, when deciding whether or not to change the land use designation of each parcel.

3.E.d Overconcentration

Offer incentives to residential developers through implementation of the County Inclusionary Housing and the County Fee Waiver for Affordable Housing Ordinances to encourage construction of affordable units within new developments so that affordable housing is not concentrated in any particular area of the county.

Evaluate overconcentration of extremely low-, very low-, low-, median- and moderate income housing units when considering applications proposing affordable housing.

Status: The Inclusionary Housing Ordinance has remained in effect. However, little development occurred over the last five years and the ordinance was not utilized in the last housing element update cycle. During the last five years, the ordinance was amended to make it a voluntary program and to lower the in-lieu fee. Both of these amendments were implemented in response to the recession. The goal was to ensure that the ordinance did not further hamper a weak development climate. However, the lower in-lieu fee and the change from mandatory to voluntary weakened the ordinance in terms of its effectiveness in preventing the concentration of poverty. The low in-lieu fee, as compared to building affordable units, incentivizes builders to pay the fee rather than create affordable housing within market rate developments.

- 3.E.e Housing Programs
Review active County housing programs annually to help ensure that there is no unintended bias towards applicants and that the affordable units are not concentrated in lower-income areas or areas of minority concentration within the unincorporated area of the County.

Status: The County Housing Division reviews its programs to ensure that there is no unintended bias and sends the fair housing report to the state as part of the State HOME Program Annual Report.

GREEN DESIGN, ENERGY CONSERVATION AND HEALTHY COMMUNITIES

GOAL 3.F Promote green building design and encourage housing development that is consistent with the County's Healthy Communities Policies.

Policies

- 3.F.1 Promote land use patterns that encourage energy efficiency. Promote higher density residential development where existing public services are available.
- 3.F.2 Promote green design in residential construction and rehabilitation.
- 3.F.3 Investigate programs and funding sources for solar panels, green retrofitting of existing housing, weatherization and energy conservation improvements in apartments and homes and make this information available to the public.
3. F.4 Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand smoke.

Implementation Programs

- 3.F.a Energy Efficient Homes
Provide information to the public on the County website regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. Topics may include energy saving techniques, xeriscaping, green retrofitting and the availability of low-interest energy loan programs.

Status: The County provides handouts at the Community Resources Agency public information counter on the Golden State Homebuyer Fund financing program for energy efficient upgrades for homeowners.

- 3.F.b Energy Efficient Land Use
Encourage new development that includes energy efficient land use. This may include compact urban form, access to public transit, water efficient landscaping and other energy efficient measures. The County of Tuolumne is considering a Distinctive Communities growth scenario as part of the General Plan update which is intended to allow growth through an increase in density and mix of land uses within existing communities while preserving the rural character of the County.

Status: The General Plan update considered the impact of energy use as part of update, and included this analysis as part of the General Plan environmental review.

3.F.c

Green Building Design

Encourage safe sustainability practices through the collection of rainwater and the use of grey water systems in order to reduce the impact on the environment, promote water conservation and improve the longevity of septic systems. Post information on the website concerning grey water and rainwater design and permit procedures.

Continue to enforce the most current California Green Building Standards Code and California Energy Code as adopted by the California Building Standards Commission.

Status: The County's Environmental Health Division prepared a handout for homeowners in 2016 to help educate the public about residential grey water systems.

3.F.d

Weatherization and Energy Conservation

Evaluate the feasibility of offering incentives such as streamlined and expedited processing of development applications to property owners to encourage weatherization upgrades to existing buildings such as window retrofits, the use of solar systems and upgrades to insulation. Weatherizing and retrofitting existing buildings should be done in a manner that is compatible with the character of the building.

Status: No action due to staffing constraints.

3.F.e

Green Components - County Housing Programs

Encourage the use of solar energy, green building components and accessibility features in the County's First Time Homebuyer and Owner Occupied Rehabilitation Programs. Look for additional funding sources to cover the cost of green upgrades in rental and owner-occupied housing.

Status: The County partnered with GRID Alternatives to provide photovoltaic systems to two County housing clients, at no cost to the homeowner.

The County also operated a Green First Time Homebuyer Program utilizing CalHome funds to assist lower income homebuyers to purchase homes with green and universal design (accessibility) features. The program provided deferred loans of up to \$57,000 where payments are deferred for 30 years. The County assisted 10 homeowners between 2014 – 2108. There is not currently funding for this program, but homebuyers can utilize the County's First Time Homebuyer Program.

3.F.f

Smoke-Free Housing

The County will include a Healthy Communities Element in the General Plan. As part of that element, the County will consider policies, ordinances and programs that will encourage new and existing multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand tobacco smoke in their homes, and in common areas and shared outdoor spaces such as patios and balconies.

Explore the development of incentives for landlords who implement voluntary smoke-free policies in residential properties, such as discounts or waivers on administrative fees (such as certificate of occupancy or inspection fees).

Status: The Healthy Communities Element was approved when the General Plan was approved on January 3, 2109. This plan discusses smoke-free housing, walk able communities, and access to healthy foods.

SPECIAL NEEDS HOUSING/VULNERABLE POPULATIONS

Goal 3.G.

Provide suitable housing for special needs/vulnerable populations such as seniors, veterans, large families, farmworkers, and people with physical or mental disabilities, homeless individuals and individuals in danger of becoming homeless.

Policies

- 3.G.1 Encourage the development of housing for seniors and veterans.
- 3.G.2 Provide for the housing needs of farm workers and seasonal workers.
- 3.G.3 Provide for the needs of the physically and mentally disabled through the support of public and private group home development and supportive housing programs.
- 3.G.4 Provide for the needs of the homeless by supporting the construction of emergency and transitional shelters as well as permanent, supportive housing.
- 3.G.5 Provide assistance to the Amador-Tuolumne Community Action Agency, Center for a Non Violent Community and similar agencies in their efforts to provide emergency and transitional housing programs.
- 3.G.6 Encourage the incorporation of universal design standards in residential construction.

Implementation Programs

3.G.a Senior Housing

Identify funding opportunities and establish collaborative private/public partnerships to encourage the development of senior rental and for-sale housing, congregate care facilities, assisted living facilities and convalescent hospitals to meet the needs of county residents.

Status: The County approved the Planned Unit Development Permit PUD11-004 to allow the construction of the Eagle's Nest Independent Living Facility complex for senior housing to be comprised of two Independent living facilities (assisted care) with 80 units in each building, one building containing medical offices, and 24 detached residential structures consisting of 3 duplexes and 21 four-plexes on the 34.9± acre site. Each structure will be located on its own parcel. The applicants have been in discussion with the county to complete the Final Map in the fall of 2019.

In 2017, the County partnered with Visionary Homebuilders and a local developer to submit an application for State Affordable Housing and Sustainable Communities Program funds to build 80 units of affordable senior housing. The project did not receive funding and did not move forward.

A representative from Area 12 Agency on Aging is a voting member of the County Board of Supervisors Housing Policy Committee.

3.G.b Veterans Housing

Identify funding opportunities and encourage the creation of housing opportunities for veterans.

Status: The Stanislaus County Housing Authority (SCHA), which administers the Section 8 Rental Assistance Program in Tuolumne County, received 10 VASH Vouchers for use by Veterans residing in Tuolumne County. VASH Vouchers provide rental assistance to homeless Veterans and their families. The VA provides case management to VASH voucher holders. The County assisted the Housing Authority to advocate with the VA because the local VA office intended to utilize the vouchers outside of Tuolumne County. On August 4, 2015 the Board of Supervisors sent a letter to the VA. County staff also attended two meetings with the VA and the Housing Authority. Efforts were successful and all 10 vouchers are in use in the county.

ATCAA opened a 12 unit rental project in Jackson (Amador County) for homeless Veterans and their families. The Stanislaus County Housing Authority provided project-based VASH Vouchers for residents. Service providers in Tuolumne County can refer clients to Varley Place because the County of Tuolumne, as a member of the Central Sierra Continuum of Care, participates in coordinated entry for people experiencing homelessness or are at risk for homelessness. Referrals can be made throughout the

four county service area (Amador, Calaveras, Tuolumne, and Mariposa).

3.G.c

People with Physical or Mental Disabilities

Support the efforts of the Amador-Tuolumne Community Action Agency, the Central Sierra Continuum of Care and other organizations serving people with disabilities to plan and develop supportive housing facilities for people with physical, mental and developmental disabilities in Tuolumne County.

Status: In the last housing element update cycle, the County assisted 10 homeowners to purchase homes utilizing the County Green First Time Homebuyer Program. Universal design (accessibility) features were required in the homes purchased through this program. For more information, please see Section 3.F.e.

The County is a member of the Central Sierra Continuum of Care (COC) and attends their meetings. The County partnered with the Stanislaus County Housing Authority to utilized Homeless Emergency Aid Program (HEAP) Grant Program funding from the COC to purchase an existing 10-unit apartment complex in the City of Sonora. Two of the units will be supportive housing for people experiencing homelessness that also have a serious mental illness.

3.G.d

Large Families/Multi-family Units

Identify funding opportunities to supplement Affordable Housing Trust funds collected pursuant to the requirements of the Inclusionary Ordinance and establish collaborative private/public partnerships to encourage the development of multifamily housing projects with three or more bedrooms per unit to provide housing for large families, including extremely low-income households.

Status: The new owners of Jamestown Terrace Apartments, an existing 56 unit affordable family rental project, secured affordable housing tax credits in 2018 for project acquisition and rehabilitation. As part of the renovation, the new owner will be reconfiguring units to add six, three-bedroom units for large families.

3.G.e

Farmworker Housing

Continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farmworkers. The County may assist with site identification and support applications for funding to facilitate the development of housing for farmworkers. The Housing Program Coordinator will post information about funding opportunities for farmworker housing on the County website and include a link to those programs on the Agricultural Commissioner's page on the website.

Status: The County adopted a new policy objective in the recently adopted General Plan update (Agricultural Element) to amend the County Zoning Ordinance to allow the use of recreational vehicles for farm employee housing. The Zoning Ordinance has not yet been updated with this new policy, but staff plans to take these changes to the Board of Supervisors in 2020.

3.G.f

Housing for Seasonal Workers

The County intends to hold a workforce housing seminar and will include employers who hire seasonal workers. The goal is to determine whether or not there is an unmet housing need among seasonal workers and if so, to explore how to meet these needs.

Status: No activity due to lack of staff time.

3.G.g

Homelessness

Amend the Uniform Zoning Ordinance to remove the 8 person maximum size limitation for transitional and supportive housing which are currently allowed as permitted uses anywhere residential uses are allowed and subject only to those restrictions that apply to residential uses of the same type in the same zoning district.

Amend the General Plan definitions of "Supportive Housing", "Target Population" and "Transitional Housing" to conform to the new state definitions which will become effective on January 1, 2014.

County staff will continue to attend the Central Sierra Continuum of Care meetings and work to end homelessness in Tuolumne County.

Status: On December 2, 2014, the County Board of Supervisors approved Ordinance 3266 which amended the definitions of “Supportive Housing”, “Target Population” and “Transitional Housing” to conform with the new state definitions, allowed transitional housing and supportive housing as permitted uses within a permitted single-family dwelling with no limitation on the number of residents, and added transitional housing and supportive housing as conditional uses in the R-3, M-U, C-K, C-O, C-1, C-2, BP, M-1 and M-2 Zoning Districts.

The County is a member of the Central Sierra Continuum of Care (COC) and attends their meetings.

In August of 2017, the County applied for and was subsequently awarded a \$75,000 No Place Like Home (NPLH) Planning Grant from the State Department of Housing and Community Development (HCD) to plan for permanent supportive housing for people who are experiencing homelessness and have a serious mental illness. The Community Resources Agency (CRA) is administering the grant in partnership with the County Behavioral Health Division. Funds are being utilized to develop a plan to address homelessness, a plan to provide services to individuals in permanent supportive housing, and predevelopment activities for permanent supportive housing facilities, including site selection.

Staff has identified a number of potential sites that can be utilized for affordable housing, including housing for special needs populations, such as people who are experiencing homelessness or people with disabilities, including developmental disabilities. Based on discussions with the Board of Supervisors Housing Policy Committee, it is anticipated that the County will incorporate permanent supportive housing units as a small portion of larger affordable rental housing projects to integrate this special needs population into a larger rental housing community. Staff is working with Visionary Home Builders who plan to build a 65 unit affordable rental project in Jamestown and intend to dedicate a portion of the units for permanent supportive housing.

In 2018, the County partnered with the Stanislaus County Housing Authority to utilize \$302,412 in Homeless Emergency Aid Program (HEAP) Grant Program funding from the COC to purchase an existing 10 unit rental project at 241 Hospital Road which is a block away from the County Behavioral Health Enrichment Center. The units will be used for permanent supportive housing and as affordable units that can be made available to local nonprofit agencies such as the Amador Tuolumne Community Action Agency, Sierra HOPE, and the Center for a Nonviolent Community to master lease for their clients participating in programs such as the CESH Program, Emergency Solutions Grant Program and the Rapid Rehousing Program. Funding was awarded in 2019.

3.G.h

Universal Design

Consider incentives to encourage the use of universal design features in existing and new residential properties so that these residences are accessible to people with all types of disabilities, including developmental disabilities, and facilitate a senior's ability to age in place. Advise builders of the benefits of incorporating universal design standards, such as wide doors and hallways, grab bar supports, and widened bathroom areas into new residential construction.

Status: The County operated a Green First Time Homebuyer Program that included universal design requirements on homes participating in the program. Ten homes were purchased utilizing this program in the last housing element update cycle. The program was funded with CalHome funds. There is not currently funding for this program, but homebuyers can utilize the County's First Time Homebuyer Program.

Universal design standards are now part of the State Building Code.

ANALYSIS OF EXISTING CONDITIONS

The following analysis of the community characteristics and housing stock in the unincorporated area of Tuolumne County provides a basis for determining housing needs for all segments of the community over the next five years. Data sources include the 2010 Census, United States Census American Community Surveys (ACS), Department of Finance data, State of California Employment Development Department, the data package from the State Department of Housing and Community Development and other sources as noted.

POPULATION CHARACTERISTICS

County Growth Trends

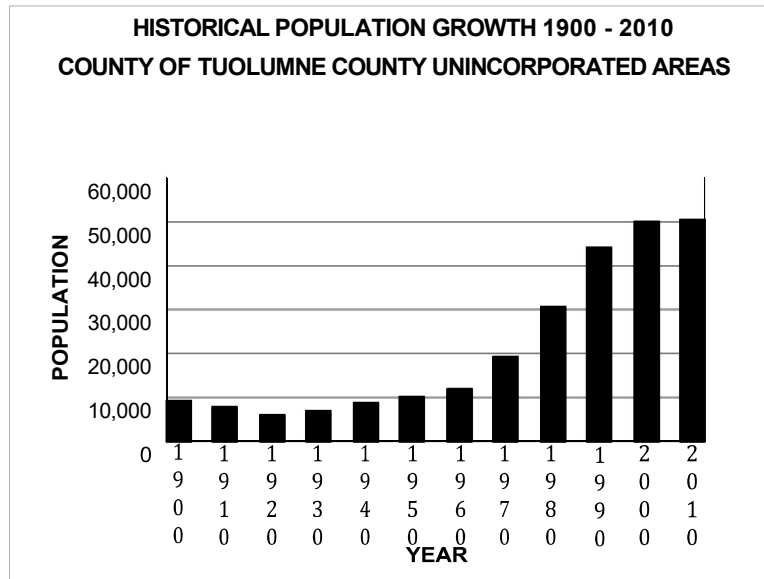
Prior to 1900, the county's population varied from 16,229 in 1860 to 6,082 in 1890 in response to the decades marked by California's Gold Rush. Only since 1930 has Tuolumne County experienced a steady growth rate within the unincorporated area of the county. From the 1950's to the 1960's, the growth rate of the unincorporated area of Tuolumne County increased from 1.5% to 6.3% per year and remained at a high level through 1990. The population of the unincorporated area of Tuolumne County grew by 44.4% during the 1980's and slowed to 13.0% during the 1990's. Between 2000 and 2010 population growth slowed to 0.8% with a net gain of 384 people over the ten-year period. Figure 3 and Figure 4 show the population growth of the unincorporated area of the county, excluding the City of Sonora, over the last 110 years. Please note that Census data includes the population incarcerated in the Sierra Conservation Center because the prison is located in the unincorporated area of the county.

Figure 3
HISTORICAL POPULATION GROWTH 1900 – 2010
UNINCORPORATED AREAS OF TUOLUMNE COUNTY

| Year | Population | Change from Preceding Year/Census | | |
|------|------------|-----------------------------------|---------------------|-------------------------|
| | | No. of Persons | Percentage (10 yr.) | % Average Annual Change |
| 1900 | 9,244 | | | |
| 1910 | 7,950 | -1,294 | -14.0% | -1.4 |
| 1920 | 6,084 | -1,866 | -23.5% | -2.3 |
| 1930 | 6,993 | 909 | 14.9% | 1.5 |
| 1940 | 8,630 | 1,637 | 23.4% | 2.3 |
| 1950 | 10,136 | 1,506 | 17.5% | 1.7 |
| 1960 | 11,679 | 1,543 | 15.2% | 1.5 |
| 1970 | 19,069 | 7,390 | 63.3% | 6.3 |
| 1980 | 30,681 | 11,612 | 60.9% | 6.1 |
| 1990 | 44,303 | 13,622 | 44.4% | 4.4 |
| 2000 | 50,078 | 5,775 | 13.0% | 1.3 |
| 2010 | 50,462 | 384 | 0.8% | 0.1 |

Source: U.S. Census, State of California, Department of Finance

Figure 4



Source: US Census

The State of California Department of Finance (DOF) population projections, shown in Figure 5, illustrate the population growth trend for the unincorporated area of Tuolumne County subsequent to the release of the US Census data on April 1, 2010. The Department of Finance publishes population projections as of January 1 of each year. Beginning with the April 1, 2010 Census Data and looking at population growth trends over the past 8 years, there has been an average annual 0.11% decline in population growth. Looking at the population growth during the last Housing Element cycle (covering 2014-2018) population decreased an average of -0.1 annually in the unincorporated county.

Figure 5
CURRENT POPULATION GROWTH TRENDS
COUNTY OF TUOLUMNE UNINCORPORATED AREAS

| Year | Population | Numerical Change | Percent Change |
|-----------------|------------|------------------|----------------|
| April 1, 2010 | 50,462 | | |
| January 1, 2011 | 50,154 | -308 | -0.6 |
| January 1, 2012 | 49,674 | -480 | -1.0 |
| January 1, 2013 | 49,513 | -161 | -0.3 |
| January 1, 2014 | 50,176 | 663 | 1 |
| January 1, 2015 | 49,790 | -386 | -1 |
| January 1, 2016 | 50,063 | 273 | 1 |
| January 1, 2017 | 49,849 | -214 | 0 |
| January 1, 2018 | 49,850 | 1 | 0 |

Source: U.S. Census, California Department of Finance Projections and HCD Data Set

Population trends in Tuolumne County are similar to surrounding foothill counties as outlined in the following chart. Population changes from January 1, 2014 to January 1, 2018 for the four foothill counties are stagnant. Mariposa and Calaveras Counties had small population decreases, but it is important to remember that both of these counties experienced major fires during the 2014-2018 period. By comparison, Stanislaus County, which is adjacent to Tuolumne County, saw a 4.86% population increase. The DOF population projection for August 31, 2024 (end of the Housing Element update cycle), as adjusted by the Department of Housing and Community Development in their Regional Housing Needs Analysis, is 54,390 people in the entire County (City of Sonoma and unincorporated area). This figure includes group quarters, including the County Jail and the Sierra Conservation Center. As of January 1, 2018 the DOF population estimate for the entire county was 55,365. Population is expected to decrease slightly during the next Housing Element update cycle which ends in 2024.

Figure 6
POPULATION TRENDS* – NEIGHBORING JURISDICTIONS

| Jurisdiction Name | 1/1/2014 | 1/1/2018 | Change (2014-2018) | |
|-------------------|----------|----------|--------------------|---------|
| | | | Number | Percent |
| Tuolumne County | 55,082 | 54,740 | -342 | -0.62 |
| Amador County | 37,815 | 38,094 | 279 | 0.74 |
| Calaveras County | 45,358 | 45,157 | -201 | -0.44 |
| Mariposa County | 18,218 | 18,129 | -89 | -0.49 |
| Stanislaus County | 529,850 | 555,624 | 25,774 | 4.86 |

Source: Department of Finance Population Estimates for Counties and States 2011-2018 with 2010 Benchmark

* Includes unincorporated areas and incorporated cities

Age of Population

Tuolumne County has a large senior population. Between 2010 and 2017, the percentage of the population aged 65 or over has increased from 21% of the population to 24% as illustrated in Figure 7. In comparison, seniors comprise approximately 13% of the population statewide.

Seniors have specialized housing needs based on limited income, access to medical care, mobility issues, the need for services such as transportation, in-home health care, assistance with chores, assisted living arrangements, and other assistance that can help seniors age within the community. Senior housing is also discussed in the Special Needs Housing Section.

Figure 7
AGE OF POPULATION

| AGE OF POPULATION | 2010 | | 2017 | |
|-----------------------|-------------------|-----------------|-------------------|-----------------|
| | POPULATION TOTALS | % OF POPULATION | POPULATION TOTALS | % OF POPULATION |
| Less than 20 years | 9,842 | 20% | 10,198 | 19% |
| 20 – 24 | 2,567 | 5% | 2,766 | 5% |
| 25 – 44 | 10,829 | 21% | 11,825 | 22% |
| 45 – 64 | 16,742 | 33% | 16,136 | 30% |
| Greater than 65 years | 10,482 | 21% | 12,974 | 24% |
| TOTALS | 50,462 | 100% | 53,899 | 100% |

Source: US Census 2000 and 2013-2017 American Community Survey 5-Year Estimates

Race and Ethnicity

Tuolumne County is not racially or ethnically diverse. Based upon the 2013-2017 American Community Survey 5-Year Estimates published by the U.S. Census Bureau, figures in the following chart show that approximately 81% of the county's population is classified as White. The next largest group is Latino which represents 12% of the population.

Figure 8
2017 POPULATION BY RACE

| Race | Total Population | Percentage of County |
|------------------|------------------|----------------------|
| White | 43,565 | 81% |
| Latino | 6,385 | 12 |
| African American | 924 | 2% |
| Native American | 713 | 2% |
| Asian/Pacific | 707 | 1% |
| Other | 1,605 | 3% |
| Total | 53,899 | 100% |

Source: 2013-2017 American Community Survey 5-Year Estimates

EMPLOYMENT/HOUSING BALANCE

Employment by Industry

The U S Census American Community Survey (ACS) for Tuolumne County for the period of 2012 – 2016 indicates that 17,627 civilians 16 years of age or older were employed in the unincorporated area of Tuolumne County in 2016.

Figure 9 separates employment by industry. In 2016, education, health care and social services sectors combined represent 21.6% of employment followed by arts and entertainment, accommodation and food service industries which represent 15.6% of jobs. Retail is the third largest industry with 10.7% of jobs.

**Figure 9
EMPLOYMENT BY INDUSTRY
TUOLUMNE COUNTY UNINCORPORATED AREAS**

| Industry | Persons 2012-2016 | Percent |
|-------------------------------------------------------------------------|------------------------------|----------------|
| Agriculture, Forestry, Fishing, Mining and Hunting | 467 | 2.6 |
| Construction | 1,684 | 9.6 |
| Manufacturing | 754 | 4.3 |
| Wholesale Trade | 224 | 1.3 |
| Retail Trade | 1,883 | 10.7 |
| Transportation and Warehousing, and Utilities | 928 | 5.3 |
| Information | 262 | 1.5 |
| Finance and Insurance, and Real Estate, Rental and Leasing | 593 | 3.4 |
| Professional, Scientific and Management, & Administrative | 1,608 | 9.1 |
| Educational Services, Health Care and Social Assistance | 3,803 | 21.6 |
| Arts, Entertainment and Recreation, and Accommodation and Food Services | 2,753 | 15.6 |
| Public Administration | 1,373 | 7.8 |
| Other Services | 1,295 | 7.3 |
| TOTAL | 17,627 | 100 |

Source: American Community Survey, 2012 - 2016

Unemployment Rate

The annual average unemployment rate in the County during the last housing element cycle (2014 – 2018) ranged from a high of 8.7% in 2014 down to 4.6% in 2018. During the same period, the unemployment rate statewide was 4.2%. The unemployment rate in Tuolumne County is generally slightly higher than the unemployment rate of California as a whole putting residents of Tuolumne County at an increased risk of housing insecurity and homelessness.

**Figure 10
ANNUAL AVERAGE UNEMPLOYMENT RATE**

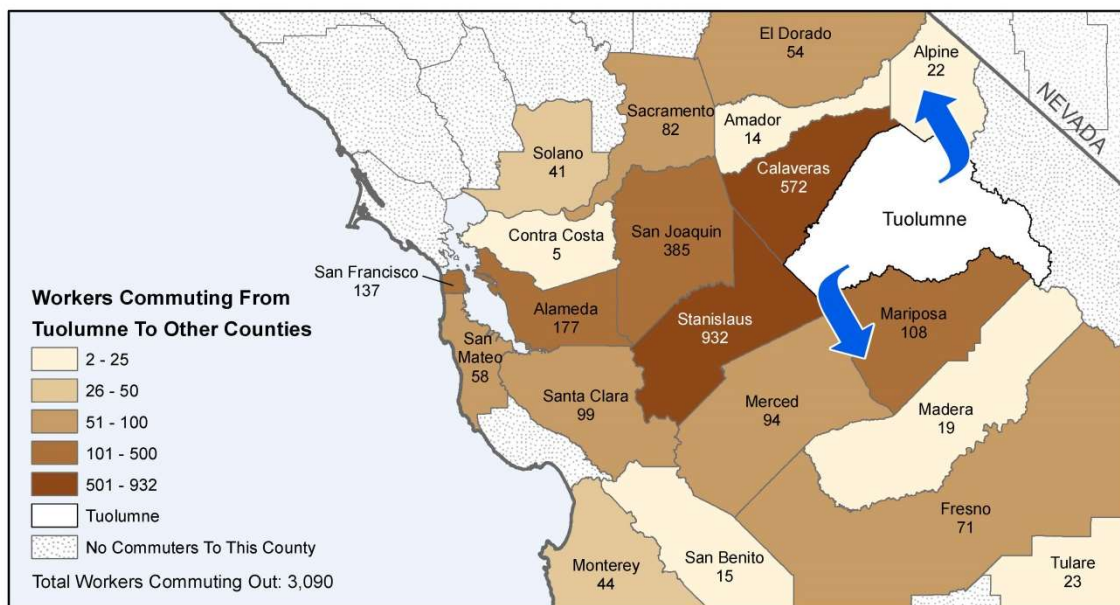
| YEAR | 2014 | 2015 | 2016 | 2017 | 2018 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| TUOLUMNE COUNTY | 8.7% | 7% | 6.2% | 5.4% | 4.6% |
| CALIFORNIA | 7.5% | 6.2% | 5.5% | 4.8% | 4.2% |

Source: Labor Market Information Division, CA State Employment Development Department
(data is not seasonally adjusted)

County-to-County Commuting

According to the California Employment Development Department (based on a Special Report of 2006 to 2010 County-to-County Commuting Flows, American Community Survey, U.S. Census Bureau, report released January 2013), of the 17,195 workers in the county, 3,090 (18%) commute out to other counties.

Figure 11
COUNTY TO COUNTY COMMUTING PATTERNS



Total Workers That Live And Work in Tuolumne: 17,195

Data Source: Special Report of 2006 to 2010 County-to-County Commuting Flows, American Community Survey, U.S. Census Bureau, Report released January 2013

Major Employers

Major employers in the county are listed in Figure 12. Data comes from the California Employment Development Department which extracts data from America's Labor Market Information System (ALMIS) Employer Database (2019 edition). Data was also extracted from the 2009 Chamber of Commerce Survey (which has not been updated by the Chamber).

Figure 12
MAJOR EMPLOYERS IN TUOLUMNE COUNTY
NUMBER OF EMPLOYEES

| 100-249 | 250-499 | 500-999 | 1,000-4,999 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|
| Chicken Ranch Casino Columbia College Diestel Turkey Ranch Kohl's Lair of the Bear Lowe's Pine Mt. Lake Safeway Save Mart* Sierra Pacific Tuolumne Me-Wuk Tribal Council | Hetch Hetchy Moccasin Hydro County of Tuolumne Walmart | Black Oak Casino Dodge Ridge US Gov't.* | Adventist Health Corrections (Sierra CC) Schools/Districts* State of CA* |

Source: California Employment Development Department - America's Labor Market Information System (ALMIS) Employer Database (2019 edition) and 2009 Tuolumne County Chamber of Commerce Study. Employers listed with an asterisk (*) are from the County Chamber of Commerce Study.

FORECLOSURES AND SHORT SALES

Foreclosure and short sale activity increased dramatically in the county during the recession. Foreclosures peaked in 2010 at 431 and have been tapering off since then. During the last housing element update cycle, the number of foreclosures and short sales has been relatively modest as compared to levels during the recession, and the number of sales involving foreclosures and short sales has continued to decline both numerically and as a percentage of total sales in Tuolumne County.

Figure 13
SHORT SALES AND FORECLOSURES IN TUOLUMNE COUNTY

| YEAR | REO* SALE | AS % OF TOTAL SALES | SHORT SALE | AS % OF TOTAL SALES |
|------|--------------|------------------------|---------------|------------------------|
| 2018 | 34 | 3% | 5 | <1% |
| 2017 | 51 | 5% | 11 | 1% |
| 2016 | 72 | 7% | 8 | 1% |
| 2015 | 22 | 13% | 8 | 5% |
| 2014 | 27 | 16% | 8 | 5% |

*Foreclosed property

Source: Tuolumne County Association of Realtors

HOUSEHOLD CHARACTERISTICS

Household Type and Presence of Children

The most current census data for household type and presence of children is from the American Community Survey 2008-2012. Married couples with and without children make up 52% of the households within the unincorporated area of Tuolumne County; 14% of the households are composed of single-parent families with children. Single member households and other non-family households make up 34% of the population.

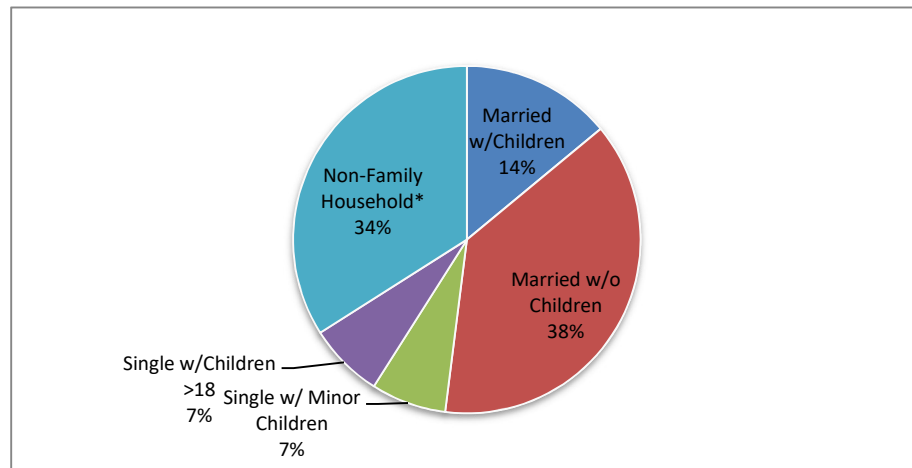
Figure 14
HOUSEHOLD TYPE AND PRESENCE OF CHILDREN IN 2012

| HOUSEHOLD TYPE | HOUSEHOLD TOTAL | PERCENTAGE |
|--------------------------------------------|-----------------|------------|
| Married couple with children | 3,093 | 14% |
| Married couple without children | 7,553 | 38% |
| Single householder with children < 18 yrs. | 1,813 | 7% |
| Single householder with children > 18 yrs. | 1,010 | 7% |
| Non-family household* | 6,272 | 34.0% |
| TOTALS | 19,741 | 100% |

Source: ACS 2008-2012

Includes one person households

Figure 15
HOUSEHOLD BY TYPE IN 2012
TUOLUMNE COUNTY - UNINCORPORATED AREA



*Non-family household includes single adults Source: ACS 2008-2012

Household Tenure

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as housing cost (including interest rates, economics, land supply, and development constraints), housing type (single-family versus multifamily units), housing availability, income status, job availability, and consumer preference. Tuolumne County owner households are consistently represent a higher percentage of total households than renter households; however, homeownership rates have decreased slightly. In 2000 (well before the 2008 recession) 74.7% of households owned their home. The rate of homeownership dropped to 73% in 2010 and then went down to 71% in 2016. However, homeownership rates are higher in Tuolumne County than the state average, which in 2017, was 55% owner occupied and 45% renter occupied (2017 ACS: Housing Tenure).

Figure 16
HOUSEHOLDS BY TENURE

| Status | 2000 | | 2010 | | 2016 | |
|--------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Owner | 14,162 | 74.7% | 14,573 | 73% | 14,218 | 71% |
| Renter | 4,791 | 25.3% | 5,384 | 27% | 5,682 | 29% |
| TOTAL | 18,953 | 100% | 19,957 | 1 00% | 19,990 | 100% |

Source: Census 2000 and 2010, ACS 2012-2016 from HCD Data Set

The following chart shows household size by tenure (homeowner or renter). Among those living alone, 62.2% own their home and 37.8% rent. Among two to four person households, 78.7% own their home and 21.3% rent. Among large households with five or more people, 68.2% own their home and 31.8% rent.

**Figure 17
HOUSEHOLD SIZE BY TENURE**

| Owner | Number | % |
|--------------------------------|---------------|----------|
| Householder living alone | 3,553 | 62.2% |
| Households 2-4 persons | 9,662 | 78.7% |
| Large households 5+ persons | 1,003 | 68.2% |
| Rental | | |
| Householder living alone | 2162 | 37.8% |
| Households 2-4 persons | 2610 | 21.3% |
| Large households 5+ persons | 468 | 31.8% |
| Total: | | |
| Total Householder living alone | 5,715 | 100.0% |
| Households 2-4 persons | 12,272 | 100.0% |
| Large households 5+ persons | 1,471 | 100.0% |

[Source ACS B25009, 5 year \(2012-2016\) from HCD Data Set](#)

Household Income

On April 26, 2018, the California Department of Housing and Community Development (HCD) issued income limits for all counties in California for extremely low-, very low-, low-, median-, moderate-, and above moderate- income households consistent with U.S. Department of Housing and Urban Development (HUD) statistics. The 2018 statewide median income for a four-person family in Tuolumne County is \$66,700 per year. The statewide median income has not changed since the publication of the last housing element update because the state has a “hold harmless” policy whereby the income limits do not decrease even if there is a decrease in the HUD income limits. HUD limits are based on census and other data and they do not have a hold harmless policy. The HUD income limits show that median income in Tuolumne County has decreased since it peaked at \$66,700 in 2012. The 2018 HUD median income for Tuolumne County is \$63,200. With incomes decreasing, households have less to spend for living expenses such as housing. This suggests a need for more affordable housing to address housing insecurity.

**Figure 18
STATE HCD & HUD INCOME LIMITS TUOLUMNE COUNTY**

| YEAR | STATE HCD INCOME LIMITS | FEDERAL HUD INCOME LIMITS |
|-------------|--------------------------------|----------------------------------|
| 2011 | \$65,800 | \$65,800 |
| 2012 | \$66,700 | \$66,700 |
| 2013 | \$66,700 | \$66,400 |
| 2014 | \$66,700 | \$62,100 |
| 2015 | \$66,700 | \$63,600 |
| 2016 | \$66,700 | \$60,700 |
| 2017 | \$66,700 | \$60,200 |
| 2018 | \$66,700 | \$63,200 |

State income limits based upon household size are provided in the following table:

Figure 19
STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
2018 HOUSEHOLD INCOME TUOLUMNE COUNTY

| INCOME LEVEL | NUMBER OF PERSONS IN FAMILY | | | | | |
|---------------|-----------------------------|----------|----------|----------|----------|----------|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| Extremely Low | \$13,950 | \$16,460 | \$20,780 | \$25,100 | \$29,420 | \$33,740 |
| Very Low | \$23,250 | \$26,600 | \$29,900 | \$33,200 | \$35,900 | \$38,550 |
| Low | \$37,200 | \$42,500 | \$47,800 | \$53,100 | \$57,350 | \$61,600 |
| Median | \$46,700 | \$53,350 | \$60,050 | \$66,700 | \$72,050 | \$77,350 |
| Moderate | \$56,050 | \$64,050 | \$72,050 | \$80,050 | \$86,450 | \$92,850 |

Source: Department of Housing and Community Development, Official State Income Limits for 2018

Income limits are defined by HCD as:

- Extremely Low-Income: Generally not exceeding 30% of the median income, as adjusted by HCD based on Federal Poverty Guidelines
- Very Low: Income not exceeding 50% of the median income.
- Low: Income between 50% and 80% of the median income.
- Moderate: Income between 80% and 120% of the median income.
- Above Moderate: Income above 120% of the median income.

The following chart shows the number of household in the entire county, including Sonora, that fall within each of the income categories.

Figure 20
INCOME DISTRIBUTION AMONG
HOMEOWNERS & RENTERS IN TUOLUMNE COUNTY

| Household Income | Owner | Renter | Total | Percentage |
|--------------------------------|--------|--------|--------|------------|
| Extremely Low Income <30% AMI* | 1,115 | 1,400 | 2,515 | 11% |
| Very Low Income 30%-50% AMI | 1,360 | 900 | 2,260 | 10% |
| Low Income 50%-80% AMI | 2,180 | 1,820 | 4,000 | 18% |
| Median Income 80%-100% AMI | 1,410 | 820 | 2,230 | 10% |
| Income above 100% AMI | 9,060 | 2,065 | 11,125 | 50% |
| Total | 15,130 | 7,005 | 22,135 | 100% |

Source: 2006-2015 CHAS Data Sets/ www.huduser.gov/portal/datasets: Year Selected: 2011-2015 ACS

*AMI=Area Median Income

Poverty Rates

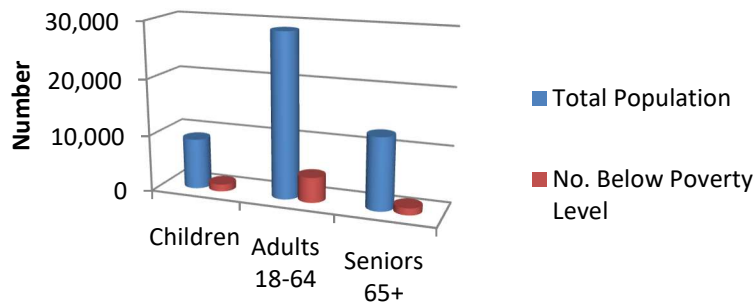
The Federal Poverty Rate in Tuolumne County is 13.6%. Broken down by age category, 13.8% of children, 15.3% of adults aged 18-64, and 9.5% of seniors have incomes below the Federal Poverty Level.

Figure 21
POVERTY RATES IN TUOLUMNE COUNTY BY AGE CATEGORY
(INCLUDES SONORA)

| Age | Total Population | No. Below Poverty Level | Percent |
|-------------------|------------------|-------------------------|---------|
| Under 18 years | 8,948 | 1,235 | 13.8% |
| 18 to 64 years | 28,933 | 4,435 | 15.3% |
| 65 years and over | 12,736 | 1,205 | 9.5% |
| Total | 50,617 | 6,875 | 13.6% |

Source: Poverty Status in the Past 12 Months, 2013-2017 ACS 5 Year Estimates

Figure 22
POVERTY BY AGE CATEGORY
TUOLUMNE COUNTY



Source: Poverty Status in the Past 12 Months, 2013-2017 ACS 5 Year Estimates

Figure 23
FAMILIES BELOW THE POVERTY LEVEL
IN THE UNINCORPORATED COUNTY IN 2016

| | |
|------------------------------------------------------|-------|
| Families | 1,419 |
| Families with female householder, no husband present | 324 |

Source: ACS 2012-2016 from State HCD

Figure 24
FEDERAL POVERTY LEVEL IN 2019

| Size of Family | Annual Income (\$) |
|----------------|--------------------|
| 1 | 12,490 |
| 2 | 16,910 |
| 3 | 21,330 |
| 4 | 25,750 |
| 5 | 30,170 |
| 6 | 34,590 |
| 7 | 39,010 |
| 8 | 43,430 |

Source: United States Department of Health and Human Services

HOUSING COSTS AND OVER PAYMENT

Homeownership

Homeownership in Tuolumne County continues to be relatively affordable. Recent data from the Tuolumne County Association of Realtors shows that as of December 31, 2018, the median home sold for \$289,000. Of the 1,050 sales in 2018, 16% of the homes sold were priced below \$200,000 and 8% of the homes sold

were priced below \$175,000. By comparison, the statewide average sales price was \$557,600 as of December, 2018 (California Association of Realtors Sales and Price Activity Report). Over the 2014-2018 Housing Element cycle, the median home sales price in Tuolumne County has increased.

**Figure 25
HOME SALES IN TUOLUMNE COUNTY**

| YEAR | MEDIAN SALES PRICE | NUMBER SOLD |
|------|--------------------|-------------|
| 2014 | \$219,950 | 891 |
| 2015 | \$225,750 | 920 |
| 2015 | \$240,000 | 980 |
| 2017 | \$270,225 | 1,088 |
| 2018 | \$289,000 | 1,050 |

(Source: Tuolumne County Association of Realtors)

Housing affordability for renters and homeowners is important on many levels. Households unable to afford housing often find themselves in overcrowded or dilapidated housing conditions in an effort to find a place that they can afford. Lack of affordability also increases the risk of housing instability and homelessness. Workers who cannot afford to rent or purchase a home often seek more affordable communities and increase their commute to work or move away. Affordable housing helps to support an economically stable and healthy community where residents can work and live.

An affordable housing payment for homeowners is considered to be approximately 30% to 35% of the gross household income. The monthly housing payment includes the principal and interest, property taxes, homeowner's insurance, private mortgage insurance and homeowner's association dues, if any. Utilities are not generally included in calculating an affordable housing payment for homeowners. Affordability is influenced by home prices and interest rates.

The following is an example of homeownership affordability for a two-person and four-person household earning the median income in Tuolumne County (as published annually by the state Department of Housing and Community Development). The example utilizes the current average interest rate of 4.37% (FreddieMac.com primary mortgage average rates as of 12/14/2018) and a median sales price of \$289,000 (TCAR 12/31/18). It also assumes that the borrower secures a typical 30-year, fixed-rate FHA-type loan with a 3.5% down payment. Affordability is based on 30% of the household's gross income. The actual amount a household can afford is based on household income and debt, the interest rate on the loan, the size of the down payment and the other terms and fees of their specific loan.

A family of two and a family of four earning the median income cannot afford a median priced home as indicated in Figure 26.

**Figure 26
AFFORDABLE HOME FOR MEDIAN INCOME HOUSEHOLDS**

| Size of Household | Annual Income | Monthly Income | Hourly Wage | Affordable Housing Payment | Affordable Home Price |
|-------------------|---------------|----------------|-------------|----------------------------|-----------------------|
| 2 people | \$53,350 | \$4,446 | \$26/hr. | \$1,334/month | \$197,877 |
| 4 people | \$66,700 | \$5,558 | \$32/hr. | \$1,667/month | \$252,429 |

As shown in Figure 27, a median-priced home is estimated to be affordable to a family earning \$75,240 which is 113% of the median income.

**Figure 27
AFFORDABILITY OF MEDIAN PRICED HOME**

| Median Home Price | Annual Income | % of Median Income | Monthly Income | Hourly Wage | Affordable Housing Payment ¹ |
|-------------------|---------------|--------------------|----------------|-------------|-----------------------------------------|
| \$289,000 | \$75,240 | 113% | \$6,270 | \$36.17/hr. | \$1,881/month |

¹ Affordable Housing Payment = 30% of gross monthly household income.

During the recession, home prices plummeted. The median sales price in Tuolumne County at the end of 2013 (beginning of the last housing element update) was \$195,000. Increased homeownership affordability was a positive outcome of the economic downturn. As recovery continues, home prices will most likely continue to increase, thus making homeownership less affordable.

Rent Affordability

An affordable monthly rental payment is generally calculated based on 30% of the household gross monthly income and includes both rent and utilities. The Federal Department of Housing and Urban Development (HUD) publishes Fair Market Rents by county on an annual basis based on rental data collected by local housing authorities. The chart below shows current market rents by unit size. These rents include utility costs.

Figure 28
2019 FAIR MARKET RENTS (FMR) FOR TUOLUMNE COUNTY

| Efficiency | 1-Bedroom | 2-Bedroom | 3-Bedroom | 4-Bedroom |
|------------|-----------|-----------|-----------|-----------|
| \$660 | \$797 | \$992 | \$1,365 | \$1,616 |

A rent survey of available two-bedroom rental units, conducted by County staff on July 8, 2019, found that the average rent for a two-bedroom unit in the unincorporated area of the County is \$1,135. The lowest rent was \$920, and the highest rent was \$1,525. HUD Fair Market Rents are in line with local data.

The National Low Income Housing Coalition published a study, *Out of Reach 2018*, which evaluates the relative affordability of rental housing for lower-income wage earners throughout the United States. The report provides a side-by-side comparison of wages and rents in every county, metropolitan area, combined non-metropolitan area and state in the United States. For each jurisdiction, the report calculates the amount of money a household must earn in order to afford a rental unit at the area's Fair Market Rent published by HUD, based on the generally accepted affordability standard of paying no more than 30% of income for housing costs. From these calculations the hourly wage a worker must earn to afford the Fair Market Rent for a two-bedroom home is derived. This figure is the Housing Wage. According to the *Out of Reach 2018* study, the Housing Wage for Tuolumne County is \$18.40 (\$38,272 per year). This is the amount the household must earn in order to afford a typical two-bedroom apartment plus utilities: \$957 for rent and utilities (Two-Bedroom 2018 Fair Market Rent). This is the equivalent of 1.7 minimum wage jobs.

The study estimates that the mean renter hourly wage in Tuolumne County is \$11.43 (\$23,774 per year). A household earning \$11.43 per hour can afford a monthly rent plus utility payment of \$594.

In Tuolumne County, many jobs are low-paying retail and service jobs paying at or slightly above minimum wage. Many of these jobs are not full-time. The current minimum wage as of January 1, 2019, is \$11 for businesses with less than 25 employees and \$12 for businesses with more than 25 employees. By 2023 the California minimum wage for all employees will be \$15. A worker earning \$11 per hour can afford \$572 per month for rent and utilities. Those earning \$15 per hour can afford \$780 for rent and utilities. Thus a typical worker in retail, the service industry and other low wage sectors cannot afford the average rent plus utilities in Tuolumne County. As a result, these households often pay more than they can afford for housing which results in households having less to spend on other essentials such as food, medical care and transportation. The County will have a continued need to meet the housing needs of these lower wage workers who make up a significant portion of the workforce.

The chart below calculates an affordable monthly housing payment that includes both rent and utilities for extremely low-, very low- and lower-income households based on current median income figures. When compared to the 2019 Fair Market Rents listed in Figure 28 (Studio - \$660, 1 bedroom - \$797, 2 bedroom - \$992, 3 bedroom - \$1,365 and 4 bedroom - \$1,616), many lower-income households cannot afford rental housing (rent and utilities) based on these average rates. Extremely low-income households (30% of median income) cannot afford market rents. Very low-income households (50% of median income) cannot afford a unit of sufficient size so as to not create overcrowding. Low-income households (80% of median income) can afford rents for studios, one- and two-bedroom rentals. Larger units would generally be unaffordable, making it difficult for large families.

Figure 29
AFFORDABLE RENTS BY INCOME CATEGORY

| Affordable Rent & Utilities for Extremely Low Income Households | | | | |
|----------------------------------------------------------------------------|---------------|----------------|-------------|-----------------------------|
| (earning at or below 30% of area median income) | | | | |
| Size of Household | Annual Income | Monthly Income | Hourly Wage | Affordable Rent + Utilities |
| 1 person | \$13,950 | \$1,163 | \$7 | \$349 |
| 2 people | \$16,460 | \$1,372 | \$8 | \$412 |
| 4 people | \$25,100 | \$2,092 | \$12 | \$628 |

| Affordable Rent & Utilities for Very Low Income Households | | | | |
|-----------------------------------------------------------------------|---------------|----------------|-------------|-----------------------------|
| (earning at or below 50% of area median income) | | | | |
| Size of Household | Annual Income | Monthly Income | Hourly Wage | Affordable Rent + Utilities |
| 1 person | \$23,250 | \$1,938 | \$11 | \$581 |
| 2 people | \$26,600 | \$2,217 | \$13 | \$665 |
| 4 people | \$33,200 | \$2,767 | \$16 | \$830 |

| Affordable Rent & Utilities for Low Income Households | | | | |
|------------------------------------------------------------------|---------------|----------------|-------------|-----------------------------|
| (earning at or below 80% of area median income) | | | | |
| Size of Household | Annual Income | Monthly Income | Hourly Wage | Affordable Rent + Utilities |
| 1 person | 37,200 | \$3,100 | \$18 | \$930 |
| 2 people | \$42,500 | \$3,542 | \$20 | \$1,063 |
| 4 people | \$53,100 | \$4,425 | \$26 | \$1,328 |

The transition from renter to first-time homebuyer, especially for the lower-income households, is challenging because saving for a down payment is difficult given current rents in the county. To assist renters to become first-time homebuyers, Tuolumne County offers a First Time Homebuyer Program through the Home Investments Partnership (HOME) Program. This program offers silent second mortgage loans of up to \$100,000 to lower-income households to pay for closing costs and supplement first mortgage loans. The purchaser must provide 3% of the purchase price of the house (or sweat equity) and household housing costs must not exceed 35% of the monthly household income. The 3% simple interest loan is deferred for 30 years or until transfer of title.

The U.S. Department of Housing and Urban Development (HUD) guidelines suggest that a household should not spend more than 30% of its gross annual income on housing. Households paying more than 30% are considered to be eligible for housing assistance. However, with homeownership programs in California, where home prices are high, programs generally allow for up to 35% of the household income with a target of 30% of income.

Overpayment

State HCD provided 2006-2015 data showing the number of households overpaying for housing in the unincorporated area of Tuolumne County. The three charts below break out over-payers based on renter and homeowner status, income status and degree of overpayment. Overpayment is defined as paying more than 30% of gross household income for housing and severe overpayment applies to households paying more than 50% of their gross monthly income for housing. Data indicates that there are a total of 7,110 households overpaying for housing. This represents 35.7% of all households in the unincorporated area of the county. Of these, 3,080 (15.5%) pay more than 50% of their household income for housing.

Figure 30
OVERPAYMENT UNINCORPORATED TUOLUMNE COUNTY

| Total Households Characteristics | Number | Percent of Total Households |
|------------------------------------------------|---------------|------------------------------------|
| Total occupied units (households) | 19,915 | 100.0% |
| Total Renter households | 5,640 | 28.3% |
| Total Owner households | 14,275 | 71.7% |
| Total lower income (0-80% of AMI*) households | 7,610 | 38.2% |
| Lower income renters (0-80%) | 3,220 | 16.2% |
| Lower income owners (0-80%) | 4,390 | 22.0% |
| Extremely low income renters (0-30%) | 965 | 4.8% |
| Extremely low income owners (0-30%) | 1,075 | 5.4% |
| Lower income households paying more than 50% | 2,630 | 13.2% |
| Lower income renter HH severely overpaying | 1,185 | 6.0% |
| Lower income owner HH severely overpaying | 1,445 | 7.3% |
| Extremely Low Income (0-30%) | 1,285 | 6.5% |
| ELI Renter HH severely overpaying | 670 | 3.4% |
| ELI Owner HH severely overpaying | 615 | 3.1% |
| Income between 30%-50% | 895 | 4.5% |
| Income between 50% -80% | 450 | 2.3% |
| Lower income households paying more than 30% | 4,745 | 23.8% |
| Lower income renter HH overpaying | 2,435 | 12.2% |
| Lower income owner HH overpaying | 2,310 | 11.6% |
| Extremely Low Income (0-30%) | 1,520 | 7.6% |
| Income between 30%-50% | 1,275 | 6.4% |
| Income between 50% -80% | 1,950 | 9.8% |
| Total Households Overpaying | 7,110 | 35.7% |
| Total Renter Households Overpaying | 2,890 | 14.5% |
| Total Owner Households Overpaying | 4,220 | 21.2% |
| Total households paying between 30%-50% Income | 4,030 | 20.2% |
| Total households paying > 50% Income | 3,080 | 15.5% |

*AMI=Area Median Income/Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

Rent Burden

As shown in the previous chart, among the 5,640 renters in the unincorporated county, 2,890 (51% of renters) overpay. The following *Renter Household Characteristics* Chart breaks down overpayment by income status. Among all renters, a total of 1,185 (21% of renters), pay more than 50% of their household income for rent and utilities. Of the 965 extremely low-income renters identified in the previous chart, 670 (69%), pay more than 50% of their gross income for rent and utilities. This is of particular concern. Extremely low-income households who are severely rent burdened have limited funds to pay for essentials such as food and utilities.

**Figure 31
RENT BURDEN**

| Renter Households Characteristics | Number | Percent of Total Households |
|-------------------------------------------------------------|---------------|------------------------------------|
| Total renter-occupied units (renter households) | 5,640 | 100.0% |
| Total lower income (0-80% of AMI) renter households | 3,220 | 57.1% |
| Lower income renters paying more than 30% but less than 50% | 1,250 | 22.2% |
| Extremely Low Income (0-30%) | 80 | 1.4% |
| Income between 30%-50% | 170 | 3.0% |
| Income between 50% -80% | 1,000 | 17.7% |
| Lower income renters paying more than 50% | 1,185 | 21.0% |
| Extremely Low Income (0-30%) | 670 | 11.9% |
| Income between 30%-50% | 430 | 7.6% |
| Income between 50% -80% | 85 | 1.5% |
| Lower income renters paying more than 30% | 2,435 | 43.2% |
| Extremely Low Income (0-30%) | 750 | 13.3% |
| Income between 30%-50% | 600 | 10.6% |
| Income between 50% -80% | 1,085 | 19.2% |
| Total Renter Households Paying between 30%-50% Income | 1,705 | 30.2% |
| Total Renter Households Paying >50% Income | 1,185 | 21.0% |

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

*AMI=Area Median Income

Homeowner Overpayment

The previous *Total Household Characteristics* chart shows that among the 14,275 homeowners in the unincorporated county, 4,220 (30% of homeowners) overpay. The following *Owner Household Characteristics* Chart breaks down overpayment by income status. Among homeowners, 1,895 (13% of homeowners), pay more than 50% of their household income for housing (mortgage, insurance, taxes, private mortgage insurance, HOA dues). Of the 1,075 extremely low-income homeowners identified in the *Total Households Characteristics* Chart, 615 (57%), pay more than 50% of their gross income for housing.

**Figure 32
HOMEOWNER OVERPAYMENT**

| Owner Households Characteristics | Number | Percent of Total Households |
|------------------------------------------------------------|--------|-----------------------------|
| Total owner- occupied units (owner households) | 14,275 | 100.0% |
| Total lower income (0-80% of AMI) owner households | 4,390 | 30.8% |
| Lower income owners paying more than 30% but less than 50% | 865 | 6.1% |
| Extremely Low Income (0-30%) | 155 | 1.1% |
| Income between 30%-50% | 210 | 1.5% |
| Income between 50% -80% | 500 | 3.5% |
| Lower income owner households paying more than 50% | 1,445 | 10.1% |
| Extremely Low Income (0-30%) | 615 | 4.3% |
| Income between 30%-50% | 465 | 3.3% |
| Income between 50% -80% | 365 | 2.6% |
| Lower income owner households paying more than 30% | 2,310 | 16.2% |
| Extremely Low Income (0-30%) | 770 | 5.4% |
| Income between 30%-50% | 675 | 4.7% |
| Income between 50% -80% | 865 | 6.1% |
| Total Owner Households Paying between 30%-50% Income | 2,325 | 16.3% |
| Total Owner Households Paying >50% Income | 1,895 | 13.3% |

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

*AMI=Area Median Income

HOUSING CHARACTERISTICS

Overcrowding

Overcrowding is defined as a housing unit which is occupied by 1.01 or more persons per habitable room (excluding kitchens and bathrooms), and severe overcrowding is defined as units with more than 1.5 persons per room. In 2016, out of a total of 19,900 occupied housing units within the unincorporated area of Tuolumne County, 628 or 3.2% were categorized as being overcrowded of which 78 of those overcrowded units are considered severely overcrowded. While there are more overcrowded owner-occupied units (393) than overcrowded rental units (235) the degree of overcrowding of renter-occupied units exceeds that of owner-occupied units. Overcrowding in renter-occupied units as a percentage of total rental units is 4.1%, as compared to 2.8% for owner-occupied units. Severe overcrowding is also higher in rental units with 0.8% of rentals with severe overcrowding and only 0.3% of owner-occupied housing being severely overcrowded. This suggests that provision of rental housing with more than the standard two bedrooms is needed for large families. Overcrowding also suggests that households need to double up in order to afford housing. More affordable housing can help alleviate overcrowding situations.

Figure 33
OVERCROWDED UNITS IN 2016
UNINCORPORATED AREA OF TUOLUMNE COUNTY

| Category | Units | % of Total |
|--------------------------------------|--------|------------|
| Total Occupied Units | 19,900 | 100% |
| Total Owner Occupied Units | 14,218 | 71% |
| Total Rental Units | 5,682 | 29% |
| Overcrowded Owner Occupied | 393 | 2.8%* |
| Overcrowded Renter Occupied | 235 | 1.4%# |
| Total Overcrowded | 628 | 3.2% |
| Severely Overcrowded Owner Occupied | 35* | 0.3% |
| Severely Overcrowded Renter Occupied | 43# | 0.8% |
| Total Severely Overcrowded | 78 | 0.4% |

Source: ACS 2012-2016 from State HCD

*percent of owner occupied units

#percent of rental units

Group quarters

The housing category of “group quarters” includes all persons not living in households. Two categories of group quarters are recognized by the U.S. Census Bureau: 1) institutionalized persons and, 2) other persons in group quarters that are not institutionalized. Institutionalized persons include those in correctional institutions, nursing homes and hospices. Non-institutionalized persons include those in college dormitories. Figure 34 indicates that 4,192 Tuolumne County residents reside in group quarters in the unincorporated area of the county. There are an additional 290 beds in the City of Sonora. Data is taken from the 2010 Census. Group quarter data by type of institution has not been updated since the 2010 Census.

Figure 34
GROUP QUARTERS IN THE UNINCORPORATED COUNTY

| GROUP QUARTERS | |
|------------------------------------------------|--------------|
| Correctional Institutions (State Institutions) | 3,707 |
| Nursing Homes | 116 |
| Dormitories | 71 |
| Transitional & Homeless Shelters & safe houses | 57 |
| Non-institutional group quarters | 241 |
| TOTALS | 4,192 |

Source: Census 2010

Correctional institutions in the unincorporated area of Tuolumne County include the Sierra Conservation Center operated by the California Department of Corrections. The Tuolumne County Jail operated by the Tuolumne County Sheriff’s Department is located in the City of Sonora. Dormitories include those associated with Columbia College. Safe housing is operated by the Center for a Nonviolent Community and provides 13 beds. These shelters are included within the non-institutional group quarters. The Amador-Tuolumne Community Action Agency (ATCAA) operates a homeless shelter with 25 beds. The shelter is open to anyone in the county in need of housing but is located in the City of Sonora and thus excluded from the figures for the unincorporated area of the county.

On December 2, 2014, the County Board of Supervisors approved Ordinance 3266 which amended the definitions of “Supportive Housing”, “Target Population” and “Transitional Housing” to conform with the new state definitions, allowed transitional housing and supportive housing as permitted uses within a permitted single-family dwelling with no limitation on the number of residents, and added transitional housing and supportive housing as conditional uses in the R-3, M-U, C-K, C-O, C-1, C-2, BP, M-1 and M-2 Zoning Districts.

Housing Stock

The total number of housing units in the unincorporated area of Tuolumne County in 2018 was 29,103 (HCD Data). There has been a 1.1% increase in housing units from 2010 to 2018. The number of housing units has increased by 322. The following chart breaks down housing by type. Single family detached units grew by 1%, single family attached by 2%, multi-family 2-4 units by 0.9%, multi-family 5+ units by 0%, and mobilehomes by 2.5%.

Figure 35
HOUSING UNITS IN UNINCORPORATED AREA OF TUOLUMNE COUNTY BY TYPE
PERCENT CHANGE 2010-2018

| Total | | | Single Detached | | | Single Attached | | | Two to Four | | | Five Plus | | | Mobile Homes | | |
|--------|--------|-----|-----------------|--------|-----|-----------------|------|-----|-------------|------|-----|-----------|------|-----|--------------|-------|-----|
| 2010 | 2018 | % | 2010 | 2018 | % | 2010 | 2018 | % | 2010 | 2018 | % | 2010 | 2018 | % | 2010 | 2018 | % |
| 28,781 | 29,103 | 1.1 | 23,503 | 23,729 | 1.0 | 203 | 207 | 2.0 | 874 | 882 | 0.9 | 840 | 840 | 0.0 | 3,361 | 3,445 | 2.5 |

Source: HCD Data Package

Occupancy/Vacancy Rate

Of the 28,919 housing units within the unincorporated area of Tuolumne County, 9,019, or 31.2% were vacant in 2016 according to the 2016 ACS. However, approximately 7,281 (81%) of these vacancies were vacation homes located in the high country where winter weather is severe. When recreational homes are subtracted out of the vacancy rate, the overall vacancy rate drops to 3.3%, the rental vacancy rate is 5.2% and the homeowner vacancy rate is 2.5%.

Figure 36

| | | Housing Stock by Type of Vacancy In Unincorporated Area of Tuolumne County | | | | | | | Vacancy Rates | | | |
|---------------------|------------------------|-------------------------------------------------------------------------------|----------|----------------------|---------------|--------------------|-------------------------------------------|------------------|---------------|------------------------|---------------------|-----------------------------|
| Total housing units | Occupied housing units | Vacant housing units | For rent | Rented, not occupied | For sale only | Sold, not occupied | Seasonal, recreational, or occasional use | All other vacant | Vacancy rate | Homeowner Vacancy Rate | Rental Vacancy Rate | Vacancy Rate minus Seasonal |
| 28,919 | 19,900 | 9,019 | 313 | 15 | 370 | 308 | 7,281 | 706 | 31.2% | 2.5% | 5.2% | 3.3% |

Source: ACS 2016

HOUSING CONDITIONS

Tuolumne County conducted a survey of the condition of the housing stock in the unincorporated area of the county as part of the 2003 Housing Element update. The survey was conducted by Tuolumne County Building Inspectors during the months of March – June of 2003. Residential units in the older communities of Groveland, Big Oak Flat, Chinese Camp, Jamestown, Columbia, Soulsbyville, Tuolumne, Twain Harte and the high country communities of Long Barn and Strawberry were surveyed at 25% coverage. In other words, every fourth unit was surveyed. A total of 864 units, approximately 3.3% of the housing units within the unincorporated area of the county, were surveyed. The survey results indicated that approximately 73.6% of the units surveyed were sound, 12.7% needed minor rehabilitation, 11.0% required moderate rehabilitation, 1.0% were in need of substantial rehabilitation and 1.6% were dilapidated. These definitions are consistent with guidelines used by the California Department of Housing and Community Development. For example, if a unit requires a new roof structure or foundation, the unit is in need of moderate rehabilitation. If siding or windows need replacement, minor rehabilitation is necessary. The survey targeted the older communities within the unincorporated area of the county. Therefore, it was appropriate to assume that the percentage of sound housing units overall was greater than 73.6%. However, the need for housing rehabilitation programs in these older communities is borne out by the results of the survey. The results of the 2003 survey were as follows:

**Figure 37
SUBSTANDARD UNITS**

| Community | Sound | Minor Rehabilitation | Moderate Rehabilitation | Substantial Rehabilitation | Dilapidated | Total |
|-------------------|--------------|---------------------------------|------------------------------------|---------------------------------------|--------------------|--------------|
| Columbia | 37 | 4 | 8 | 2 | 2 | 53 |
| Soulsbyville | 11 | 1 | 2 | 0 | 1 | 15 |
| Groveland | 16 | 1 | 6 | 0 | 0 | 23 |
| Big Oak Flat | 16 | 1 | 6 | 0 | 2 | 25 |
| Tuolumne | 69 | 17 | 26 | 2 | 6 | 120 |
| Strawberry | 49 | 15 | 13 | 2 | 0 | 79 |
| Long Barn | 49 | 18 | 11 | 0 | 1 | 79 |
| Twain Harte | 264 | 43 | 14 | 0 | 0 | 321 |
| Jamestown | 119 | 8 | 8 | 1 | 0 | 136 |
| Chinese Camp | 6 | 2 | 1 | 2 | 2 | 13 |
| Total | 636 | 110 | 95 | 9 | 14 | 864 |
| Percentage | 73.6 | 12.7 | 11.0 | 1.0 | 1.6 | 100 |

For the 2013 Housing Element Update, the Building and Safety Division staff of the County conducted a survey of 19 older subdivisions in order to obtain data regarding changes in housing stock that occurred in the county since the 2003 Survey. These subdivisions are about 50 years old. Approximately 6% of the units were inspected. Every 18th parcel was chosen using Assessor's Parcel Numbers (APNs). There are 5,262 lots within these 19 subdivisions and approximately 300 housing units were surveyed. A ten percent random sample of the structures observed in 2003 was selected for an update. Of the eighty-seven structures re-evaluated, seventy-five structures were in the same condition, eight structures showed improvement, three were deteriorated and one home had been demolished. This snapshot of the 2003 survey leads to the conclusion that the overall condition of the housing stock in the county in 2008 was generally the same with some improvement.

The results provided in Figure 39 indicate that the housing stock in older subdivisions, as of 2013, was in better condition than the housing stock in the older neighborhoods. The older neighborhoods have a broad range of housing, some of which is over 100 years old. The subdivisions surveyed, as mentioned, are all approximately 50 years old and were built prior to or under the County's planning and building standards.

According to Doug Oliver, Chief Building Official, the housing stock in 2019 appears to be in a similar condition as it was in 2013. There has been minimal new construction. A total of 296 residential units were added and 35 were demolished during 2014-2018 (previous housing element cycle). The demolished units were all lost due to fire. During this same period, there has been substantial building permit activity for home improvements. The following chart shows building permits issued for "Residential Repairs & Remodel" which includes home repairs such as roof replacement, interior remodels, deck repair, siding, solar, water heater replacement, and other home improvements that do not add square footage to the residence. It also shows permits issued for residential additions. During the last housing element cycle, 2014-2018 there were 221 residential additions and 4,177 residential repairs.

Figure 38
HOME REPAIR AND ADDITIONS
COUNTY OF TUOLUMNE UNINCORPORATED AREA

| CALENDER YEAR | RESIDENTIAL ADDITIONS | RESIDENTIAL REPAIR | TOTAL |
|---------------|-----------------------|--------------------|-------|
| 2014 | 45 | 731 | 776 |
| 2015 | 44 | 729 | 773 |
| 2016 | 44 | 782 | 826 |
| 2017 | 41 | 961 | 1,002 |
| 2018 | 47 | 974 | 1,021 |
| TOTAL | 221 | 4,177 | 4,398 |
| AVERAGE | 44.2 | 835.4 | 879.6 |

Source: County of Tuolumne Building Division Building Permits

Since 2000, Tuolumne County approved 20 housing rehabilitation loans through the HOME and CDBG Programs. The program did not have funding between 2004 and 2011. Current funding is inadequate to meet the need, and program requirements make it difficult to use.

Figure 39
HOUSING ELEMENT HOUSING CONDITIONS SURVEY
OLDER TUOLUMNE COUNTY SUBDIVISIONS
SURVEYED OCTOBER - DECEMBER, 2013

| Subdivision | Sound | Minor Rehab | Moderate Rehab | Substantial Rehab | Dilapidated | Total |
|-----------------------------|-------|-------------|----------------|-------------------|-------------|-------|
| Blue Bell | 2 | | | | | 2 |
| Cedar Ridge | 35 | 7 | | | | 42 |
| Cedar Springs | 1 | | | | | 1 |
| Crystal Falls Ranch | 44 | 2 | 1 | | | 47 |
| Cuesta Serena | 7 | | | | | 7 |
| Gold Springs | 8 | | | | | 8 |
| Leisure Pines | 6 | | | | | 6 |
| Mi-Wuk Village | 40 | 13 | 1 | | | 54 |
| Monte Grande Heights | 3 | | | | | 3 |
| Mother Lode West | 4 | 1 | 1 | | | 6 |
| Phoenix Lake Country Club | 22 | | | | | 22 |
| Ponderosa Hills Subdivision | 19 | 1 | | | | 20 |
| Race Track Estates | 6 | | | | | 6 |
| Rancho Sonora Estates | 9 | | | | | 9 |
| Rolling Hills | 4 | | | | | 4 |
| Sonora Meadows | 28 | 1 | | | | 29 |
| Volponi Acres | 4 | | | | | 4 |
| Willow Springs Ranch | 26 | 1 | | | | 27 |
| Wild Cat Ridge | 1 | | | | | 1 |
| Total Surveyed | 269 | 26 | 3 | 0 | 0 | 298 |
| Percentage by Category | 90.3 | 8.7 | 1.0 | 0.0 | 0.0 | 100.0 |

Mobilehome Park Communities

The County of Tuolumne has 42 mobilehome and recreational vehicle (RV) parks and all but one are located in the unincorporated area of the County of Tuolumne. There are a total of 3,004 spaces; 1,869 are mobilehome spaces and 1,135 are specifically for recreational vehicles. In 2018, Dardanelle Resort, an RV park located in the high county, burned to the ground. Otherwise, there has been no change to the inventory. Mobilehome parks provide a significant amount of affordable housing. The County administers a Mobilehome Rent Control Ordinance to help preserve affordability within the mobilehome rental communities.

Figure 40
TUOLUMNE COUNTY MOBILEHOME AND RV PARKS

| PARK | MH SPACES | RV SPACES |
|--------------------------------|------------------|------------------|
| Airport Village | 6 | 0 |
| (Sonora) Cascade MH Park | 113 | 0 |
| Cassaretto MH Park | 3 | 0 |
| Cedar Oaks MH Park | 25 | 0 |
| Columbia 49er Trailer Park | 34 | 46 |
| Columbia MH Park | 52 | 5 |
| Columbia R. V. PARK | 0 | 13 |
| Columbia Sky MH Park | 145 | 0 |
| Evergreen Lodge | 0 | 12 |
| Gold Rush MH Park | 46 | 12 |
| Groveland Motel & Trailer Park | 14 | 0 |
| Hidden Valley Trailer Park | 12 | 0 |
| Hill Haven MH Park | 4 | 0 |
| Lake Tulloch Marina | 11 | 119 |
| Lazy Z MH Park | 18 | 0 |
| Marble Quarry Resort | 2 | 85 |
| Mill Villa Estates | 193 | 0 |
| Mono Vista Ranch MH Park | 29 | 1 |
| Mother Lode MH Estates | 66 | 23 |
| OLA Rambling Hills | 51 | 0 |
| Peppermint Creek MH Park | 100 | 0 |
| Pine Mt. Lake Campgrounds | 1 | 48 |
| Ponderosa MH Park | 61 | 0 |
| Rawhide MH Park | 100 | 0 |
| RV at the Lakes | 1 | 7 |
| Sierra Pines MH Park | 19 | 0 |
| Sierra Trailer Park | 6 | 0 |
| Sierra TWAIN HARTE MH Park | 44 | 0 |
| Sierra Village Trailer Park | 27 | 0 |
| Sonora Estates | 69 | 15 |
| Sonora Hills Estates | 236 | 0 |
| Star Mobile Estates | 34 | 0 |
| Stony Brook MH Park | 10 | 0 |
| Sugarpine RV Park | 17 | 61 |
| Sylvan Court (City of Sonora) | 6 | 0 |
| Tamarron MH Estates | 90 | 1 |
| Twin Pines MH Park | 60 | 6 |
| Willow Street MH Park | 10 | 0 |
| Woods Creek MH & RV Resort | 67 | 21 |
| Yosemite Lake Campground | 0 | 460 |
| Yosemite Pines R.V. Park | 0 | 200 |
| Yosemite Vista MH Estates | 87 | 0 |
| 42 Parks/3,004 Total Spaces | 1,869 | 1,135 |

Vacation Rentals

With the rise of vacation rentals through various internet services, the number of residences being used for vacation rentals as compared to full-time residential use has likely increased. This may impact the amount of housing available for sale and for rent. Census data has historically reported on non-recreational residential units, but with changes to the vacation rental industry, census data may or may not fully capture all of the

data. There is little data available about internet vacation rentals. Lisa Mayo, President and CEO of the Tuolumne County Visitors Bureau, provided data from *Air DNA* concerning the number of Airbnb's in the county. The information is listed below. However, this is not an exhaustive list of internet rentals.

Figure 41
TUOLUMNE COUNTY ACTIVE AIR BnB'S

| Area | Number of Air BnB's |
|----------------------------------|---------------------|
| Jamestown/Chinese Camp | 36 |
| Groveland & Pine Mt. Lake | 353 |
| Sonora | 117 |
| Twain Harte | 108 |
| Mi Wuk/Sugar Pine/Sierra Village | 49 |
| Long Barn to Cold Springs | 68 |
| Strawberry | 24 |
| Tuolumne | 10 |
| La Grange & Moccasin | 13 |
| Total | 778 |

Source: Air DNA, March 5, 2019

SPECIAL NEEDS HOUSEHOLDS

Seniors

Senior households age 55 and older make up 61% of all households in the unincorporated area of Tuolumne County. Households age 65 and over account for 36% of all households. Seniors age 55+ comprise 70% of all owner occupied households and represent 36% of renter households. The following chart provides a breakdown of households by age and tenure.

Figure 42
TUOLUMNE COUNTY UNINCORPORATED AREA
HOUSEHOLDS BY TENURE AND AGE (2016)

| Age Category | Owner occupied | Percent | Renter occupied | Percent | Total | Percent |
|-------------------------------|----------------|---------|-----------------|---------|--------|---------|
| Householder 15 to 24 years | 3 | 0% | 543 | 10% | 546 | 3% |
| Householder 25 to 34 years | 794 | 6% | 1,091 | 19% | 1,885 | 9% |
| Householder 35 to 44 years | 1,306 | 9% | 922 | 16% | 2,228 | 11% |
| Householder 45 to 54 years | 1,988 | 14% | 1,109 | 20% | 3,097 | 16% |
| Householder 55 to 59 years | 1,620 | 11% | 637 | 11% | 2,257 | 11% |
| Householder 60 to 64 years | 2,343 | 16% | 379 | 7% | 2,722 | 14% |
| Householder 65 to 74 years | 3,646 | 26% | 554 | 10% | 4,200 | 21% |
| Householder 75 to 84 years | 1,760 | 12% | 256 | 5% | 2,016 | 10% |
| Householder 85 years and over | 758 | 5% | 191 | 3% | 949 | 5% |
| Total | 14,218 | 100% | 5,682 | 100% | 19,900 | 100% |

Source: ACS 2012-2016, 5 Year (B25007)

Seniors face special housing needs regarding accessibility, mobility and support services. Many seniors are living on a fixed income and have difficulty affording housing and other basic needs. As discussed earlier in Figure 21, 9.5% of seniors age 65 and older live below the poverty line. Housing for seniors should ideally be located within walking distance of commercial services, be located near local public transportation

routes, and be developed with construction standards focused on occupant safety, accessibility and convenience. The foothill topography and rural nature of Tuolumne County presents challenges to the development of senior housing. Very little land is flat, making walking to services a challenge. Homes in most locations are spread out and not within walking distance of services. Public transportation routes, due to limited ridership in our rural area, do not serve more remote parts of the county such as Groveland. Buses run about every hour in the more populated areas around the City of Sonora and about every 3 hours to population centers and subdivisions such as Tuolumne, Twain Harte and Columbia. Buses do not run on weekends, but residents can arrange for transportation through the transit authority's dial-a-ride service.

The formula for the federal poverty threshold does not take into account costs of housing, clothing, medical care, transportation, or utilities, and does not recognize regional differences in these costs. The California Elder Economic Security Standard Index (Elder Index) is a new recognized measure of the basic cost of living for individuals age 65+. It is calculated by the UCLA Center for Health Policy Research. Components of the Index include housing, food, transportation, health care, and miscellaneous costs such as clothing, telephone, home repairs and furnishings. The chart below demonstrates the gap between the Elder Index and Federal Poverty Level for counties in PSA 12. The Elder Index is a county specific measure and includes all of a senior's basic costs (food, housing, medical care, and transportation). Data is provided by Area 12 Agency on Aging.

Figure 43
Elder Index Renter Poverty

| Elder Index* – One-Person Household – Renter – 2019 | | | | |
|------------------------------------------------------------|----------------------------|-------------------------------------|----------------------------------------|-----------------------------|
| County | One-Person (renter) | Federal Poverty Guidelines** | Median Social Security Payment* | \$ Amount Income Gap |
| Alpine | \$24,468 | \$12,490 | \$17,532 | \$6,936 |
| Amador | \$23,844 | \$12,490 | \$17,532 | \$6,312 |
| Calaveras | \$25,200 | \$12,490 | \$17,532 | \$7,668 |
| Mariposa | \$24,744 | \$12,490 | \$17,532 | \$7,212 |
| Tuolumne | \$25,632 | \$12,490 | \$17,532 | \$8,100 |

*2019 CA Elder Economic Security Standard Index

**2019 Federal Poverty Guidelines

*SSA, Social Security Administration 2019

Figure 44
Elder Index Renter Poverty

| Elder Index* – One-Person Household – Owner (no mortgage) – 2019 | | | | |
|-------------------------------------------------------------------------|---------------------------|-------------------------------------|----------------------------------------|-----------------------------|
| County | One-Person (owner) | Federal Poverty Guidelines** | Median Social Security Payment* | \$ Amount Income Gap |
| Alpine | \$23,040 | \$12,490 | \$17,532 | \$5,508 |
| Amador | \$19,356 | \$12,490 | \$17,532 | \$1,824 |
| Calaveras | \$22,788 | \$12,490 | \$17,532 | \$5,436 |
| Mariposa | \$20,880 | \$12,490 | \$17,532 | \$3,348 |
| Tuolumne | \$22,836 | \$12,490 | \$17,532 | \$5,304 |

*2019 CA Elder Economic Security Standard Index

**2019 Federal Poverty Guidelines

*SSA, Social Security Administration 2019

The ACS for 2012 shows that 4.7% of senior households within the entire county are living below the poverty level.

There are seven licensed residential care facilities for seniors within the unincorporated area of Tuolumne County. These facilities provide housing for a total of 598 ambulatory and non-ambulatory seniors.

Figure 45

RESIDENTIAL CARE FACILITIES

| Facility | Capacity (persons) |
|--------------------------------|--------------------|
| Country Lane Estate | 6 |
| Oak Terrace Memory Care | 42 |
| Casa Viejos | 45 |
| Meadowview Manor | 20 |
| Skyline Place | 135 |
| Avalon Care Center | 210 |
| Sonora Regional Medical Center | 140 |
| Total | 598 |

Source: California Department of Social Services, Community Care Licensing Division, www.OurParents.com, and facility websites.

There are also seven licensed adult residential facilities for seniors within the unincorporated area of Tuolumne County. These facilities provide an additional source of housing for a total of 50 ambulatory seniors.

Figure 46
ADULT RESIDENTIAL FACILITIES

| Facility | Capacity (persons) |
|-----------------------------------|--------------------|
| Circle Home | 4 |
| Crystal Falls Family Care Home | 6 |
| Kohler's Family Home | 6 |
| Rainbow's End | 6 |
| Shepherd's Hill Residential Home | 6 |
| Sierra Foothills Residential Care | 14 |
| Valley Oaks Family Home | 8 |
| TOTAL | 50 |

Source: California Department of Social Services, Community Care Licensing Division, and www.OurParents.com, and facility websites.

Given the large senior population in the county, there will be a continued need for all types of housing (independent, assisted living and skilled nursing) and related support services. The development of senior housing is dependent upon developers bringing projects to the community as market conditions allow.

In 2013, the County approved the Eagle's Nest development which will be a senior continuum of care facility with 92 condominiums and 160 assisted living beds. To date, the project has not been built.

The County amended the Zoning Ordinance in 2011 to allow accessory units to be up to 1,200 square feet (the maximum was 850 square feet) and to permit detached accessory units in areas where they were previously not allowed. In the past, the property needed to be at least twice as big as the minimum required by zoning in order to place a detached secondary unit on the property. The County modified requirements for residential estate parcels as part of the changes made to the Zoning Ordinance in 2011. Previously detached secondary units were only allowed on parcels that are at least twice the minimum acreage allowed by the zoning of the parcel, but are now allowed in these residential estate zoning districts as long as they either have twice the amount of land as is required in that district or meet minimum cul-de-sac length limits as outlined in Section 11.12.040 of the County Zoning Code. These changes allow developers and property owners to more easily provide accessory units which are ideal for seniors and are located within developed areas with services. With recent changes to state law, accessory dwelling units are less expensive to build and may become more widely available.

Female Heads of Household

Female headed households are often restricted in their ability to find housing due to limited incomes. Female headed households with children also need housing that is large enough to accommodate their families. Many of the rentals in Tuolumne County are single-family homes and of sufficient size for larger families. However, lower-income households have trouble affording market rents, especially for larger units. These households must be able to balance expenses that include child care, medical costs, and basic food and clothing needs with transportation to and from work. Of the 1,817 female headed householders within the unincorporated area of Tuolumne County, 324 or 3% live below the poverty level (ACS 2012-2016).

**Figure 47
FEMALE HEADED HOUSEHOLDS 2016**

| Householder Type | Unincorporated County | |
|----------------------------------------------------|-----------------------|---------|
| | Number | Percent |
| Female Headed Householders | | |
| <i>Female Heads with Own Children</i> | 995 | 7.75% |
| <i>Female Heads without Children</i> | 822 | 6.4% |
| Total Householders | 12,839 | 100% |
| Female Headed Householders Under the Poverty Level | 324 | 3% |
| Total families Under the Poverty Level | 1,419 | 11% |

Source: State HCD Data Package, ACS 2012-2016

People with Disabilities

Tuolumne County has seven licensed care facilities which are available for disabled persons under the age of 59; all of which are operated out of private homes. These facilities can provide for a total of 50 ambulatory and non-ambulatory persons on a full-time basis (see Figure 46).

The American Community Survey for 2016 places the disabled population into six categories: 1) hearing difficulty, 2) vision difficulty, 3) cognitive difficulty, 4) ambulatory difficulty, 5) self-care difficulty, and 6) independent living difficulty. Ambulatory difficulties include issues such as not being able to go outside the home alone to go to the grocery store or medical appointments. Self-care limitations prevent individuals from being able to take care of personal needs such as dressing, bathing or getting around within the home. Many disabled persons may suffer from two or more disabilities.

- The total disabled population in the unincorporated area of the County is 9,351.
- Among seniors age 65 and over, the number of people with one or more disabilities is 4,250.
- Of the 49,850 people living in the unincorporated area of Tuolumne County, 9,351 or 19% report having a disability.
- Among those over age 65, 4,250 of the 7,165 individuals over the age of 65 (59%) report having a disability.

The American Community Survey for 2012-2016 characterizes the County's disabled population as follows:

Figure 48
TUOLUMNE COUNTY UNINCORPORATED AREA
PERSONS WITH DISABILITIES BY DISABILITY TYPE* AND AGE (ACS 2016)

| Status | Number | Percent |
|------------------------------------------------|--------|---------|
| Total Disabilities Tallied | 9,351 | 100.00% |
| Total Disabilities for Ages 5-64 | 5,101 | 54.55% |
| Hearing Difficulty | 1,058 | 11.31% |
| Vision Difficulty | 738 | 7.89% |
| Cognitive Difficulty | 2,757 | 29.48% |
| Ambulatory Difficulty | 2,352 | 25.15% |
| Self-Care Difficulty | 776 | 8.30% |
| Independent Living Difficulty | 1,592 | 17.02% |
| Total Disabilities for Ages 65 and Over | 4,250 | 45.45% |
| Hearing Difficulty | 2,128 | 22.76% |
| Vision Difficulty | 640 | 6.84% |
| Cognitive Difficulty | 811 | 8.67% |
| Ambulatory Difficulty | 2,164 | 23.14% |
| Self-Care Difficulty | 742 | 7.93% |
| Independent Living Difficulty | 1,312 | 14.03% |

Source: ACS S1810 (2012-2016)

As noted previously, many people with disabilities have more than one disability and thus the total number of disabled by category is higher than the total disabled population. The statistics on disability by type of difficulty help suggest the types of services and housing types that might assist people with various difficulties. The most common difficulties were ambulatory (4,516 people), cognitive (3,568 people), hearing (3,186 people) and independent living (2,904 people).

FIGURE 49
TUOLUMNE COUNTY UNINCORPORATED AREA
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS (ACS 2016)

| Status | Number | Percent |
|----------------------------|--------|---------|
| Total: | 26,697 | 100.0% |
| In the labor force: | 18,167 | 68.0% |
| Employed: | 15,893 | 59.5% |
| With a disability | 1,265 | 4.7% |
| No disability | 14,628 | 54.8% |
| Unemployed: | 2,274 | 8.5% |
| With a disability | 180 | 0.7% |
| No disability | 2,094 | 7.8% |
| Not in labor force: | 8,530 | 32.0% |
| With a disability | 3,210 | 12.0% |
| No disability | 5,320 | 19.9% |

Source: ACS 2012-2016

Approximately 1,265 (8%) of the 15,893 people working in the unincorporated area of Tuolumne County have a disability. Of the 8,530 people in the unincorporated area of the county who are not in the labor force, 3,210 (38%) have a disability.

People with a Developmental Disability

Housing elements must include an analysis of the special housing needs of the disabled including persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

According to the State Department of Developmental Services *Consumer Characteristics at the end of March 2019 for Consumers Residing in Tuolumne County*, there are 364 people with developmental disabilities in Tuolumne County, including the City of Sonora. Approximately 60% live with a parent or guardian, 12% live in a community care facility, 27% live independently, and 1% live either in a skilled nursing facility or other type of living situation. Those that live independently may benefit from permanent supportive housing and affordable housing in general that is located near services.

Housing to meet the needs of persons with disabilities should be affordable and contain universal design features. It is difficult to accurately determine the need for housing for people with disabilities because people with disabilities can live in many types of dwellings with minimal modification. They often rely more on the myriad of services offered by local nonprofit organizations, the County Department of Social Services and the County Behavioral Health.

Service providers for people with disabilities include:

- County of Tuolumne Human Services Agency,
- County of Tuolumne Behavioral Health,
- Disability Resource Agency for Independent Living (DRAIL) in downtown Sonora, which provides advocacy, resources and services to people with a disability to help them lead independent lives,
- National Alliance for the Mentally Ill (NAMI),
- WATCH Resources for people with development disabilities helps with work and life skills training, sheltered employment, transportation and social activities,
- The Area12 Agency on Aging serves seniors including those with disabilities and has funding on a very limited basis to provide minor accessibility modifications for seniors. and
- The Valley Mountain Regional Center serves five counties including Tuolumne County. They provide services and coordinate with other service providers who assist people with developmental disabilities. They currently serve approximately 370 people in Tuolumne County.

Large Households

Families consisting of five or more persons occupy a total of 1,471 housing units within the unincorporated area of Tuolumne County, of which 468 of these are occupied by renters. These families are often in the low- to moderate-income range and face a housing market that does not have an adequate supply of units that are able to accommodate their housing needs. In Tuolumne County, many of the rentals are single-family homes offered for rent. This provides opportunities for large families to secure rental housing of sufficient size for their family if they have the financial resources to afford the monthly payment. Tuolumne County will continue to encourage affordable housing developers to consider including three-bedroom units in affordable projects.

**Figure 50
LARGE HOUSEHOLDS**

| Number of Persons | Total No. of Occupied Units | Owner Occupied | Renter Occupied |
|-------------------|-----------------------------|----------------|-----------------|
| 5+ | 1,471 | 1,003 | 468 |

Source: ACS 2012-2012 from HCD Data Set

Homelessness and Supportive Housing

To apply for federal and state funds for homeless housing and services, communities are required to conduct a census of people who are homeless on a single day during the last 10 days in January. Tuolumne County is a member of the Central Sierra Continuum of Care (COC) which is comprised of homeless advocates and service providers in the foothill counties of Amador, Calaveras, Tuolumne and Mariposa. The COC conducts the annual Point in Time (PIT) count with assistance from groups such as churches, food banks, shelters, social service agencies, law enforcement and various county social services and behavioral health staff. Annual counts are conducted by volunteers from the Central Sierra Continuum of Care which does not have any funding to pay for the cost of the PIT count. As a result, the extent of the effort is limited due to lack of funds. It is also difficult to collect accurate data on homelessness in a rural county where individuals are spread out in remote areas among rugged terrain. Given the lack of resources, and the challenge of accurately counting people who are experiencing homelessness, many believe that the number of people who are homeless is much higher than reported.

The annual PIT count includes people experiencing homelessness that are sheltered in places such as emergency shelters, transitional housing, and safe havens and every other year also measures people who are unsheltered and living in places such as cars, camps, and other open places. Beginning in 2019, HUD will require that PIT counts include sheltered and unsheltered homeless every year.

The PIT Count serves to demonstrate the number of beds and units available for homeless individuals through services such as emergency shelters, transitional housing, rapid re-housing programs such as temporary rental assistance and security deposit assistance, safe havens such as domestic violence shelters, and permanent supportive housing which is service-enriched housing for people who are homeless or in danger of becoming homeless who also have mental illness. The unsheltered count is intended to demonstrate the unmet need.

The results of the PIT Count are critical when applying for programs such as the new State Department of Housing and Community Development (HCD) No Place Like Home (NPLH) Program which will provide funding for permanent supportive housing, and the Veteran's Housing and Homelessness Prevention (VHHP) Program which provides funds for affordable rental housing, supportive and transitional housing for Veterans and their families who are experiencing homelessness. The HUD VASH Voucher Program, which provides rental assistance vouchers and services to homeless Veterans and their families, determines which communities will receive VASH Vouchers based largely on the number of Veterans identified in the local PIT Count. Statistics collected from the Central Sierra PIT Count also determine the amount of Emergency Shelter Grant Funds and other homeless services funds that are provided to each county through the local Continuum of Care.

JANUARY 2019 PIT SURVEY

The January 2019 PIT Count, conducted on the night of January 23, 2019, included homeless individuals and families that were both sheltered and unsheltered in the four foothill counties. There were 381 people experiencing homelessness in Tuolumne County based on the HUD definition of homelessness which excludes couch surfers. Results for Tuolumne County (see chart below) show that there were 253 households (298 individuals) who were unsheltered, 38 sheltered households (83 individuals) and 23 individuals who were couch surfing. As previously mentioned, HUD does not include couch surfers in the official PIT count.

There were **404 people in Tuolumne County experiencing homelessness** on January 23, 2019 based on the preliminary PIT count results. Given the difficulty of counting homeless individuals, the actual number is likely higher.

Figure 51
2019 TOTAL POINT IN TIME COUNT
SHELTERED AND UNSHELTERED TUOLUMNE COUNTY

| Unsheltered | | Sheltered | | Total HUD Count | Couch Surfers | Total Homeless |
|-------------|-------------|------------|-------------|-----------------|---------------|----------------|
| Households | Individuals | Households | Individuals | Individuals | Individuals | |
| 253 | 298 | 38 | 83 | 381 | 23 | 404 |

Source: Preliminary PIT Count results, February 17, 2019.

The individuals who were sheltered were either in a homeless shelter or had a motel voucher (as a form of emergency housing). **Most of the 298 unsheltered individuals were living outside or in their vehicles.** The breakdown of locations is shown in the following chart.

Figure 52
UNSHELTERED LOCATIONS IN TUOLUMNE COUNTY

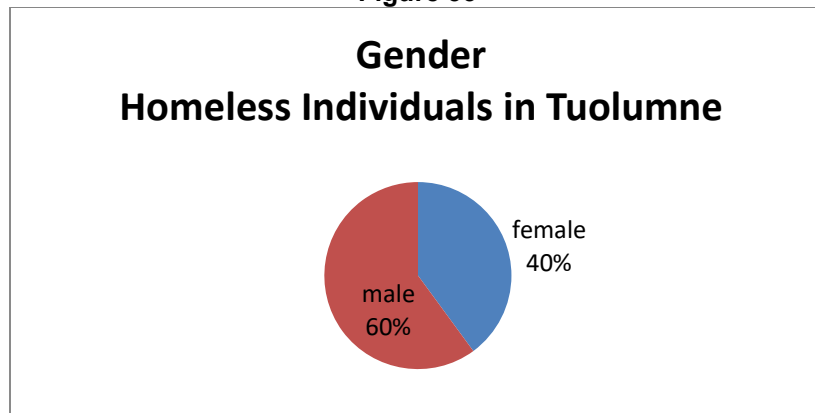
| Location | Individuals |
|--------------------|-------------|
| Abandoned Building | 16 |
| Encampment/Outside | 206 |
| Vehicle | 73 |
| Other | 3 |
| Total | 298 |

Source: Preliminary PIT Count results, February 17, 2019.

Gender, Age and Ethnicity

Of those that answered the question regarding gender, 40% were female and 60% male.

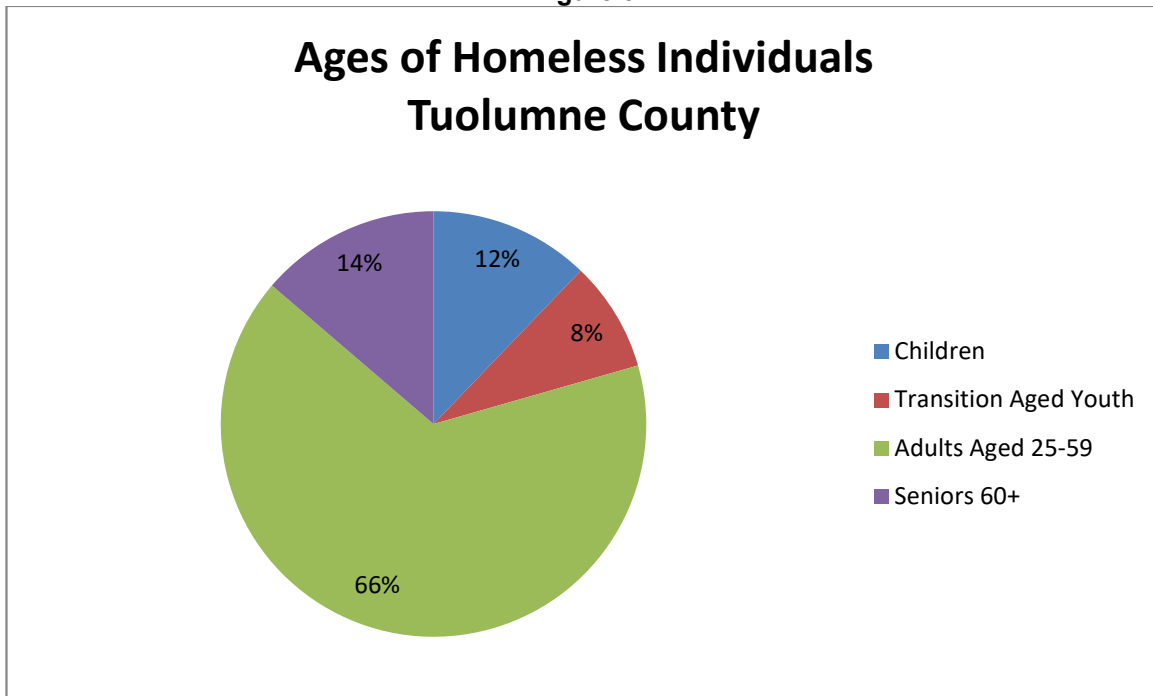
Figure 53



Source: Preliminary PIT Count results, February 17, 2019.

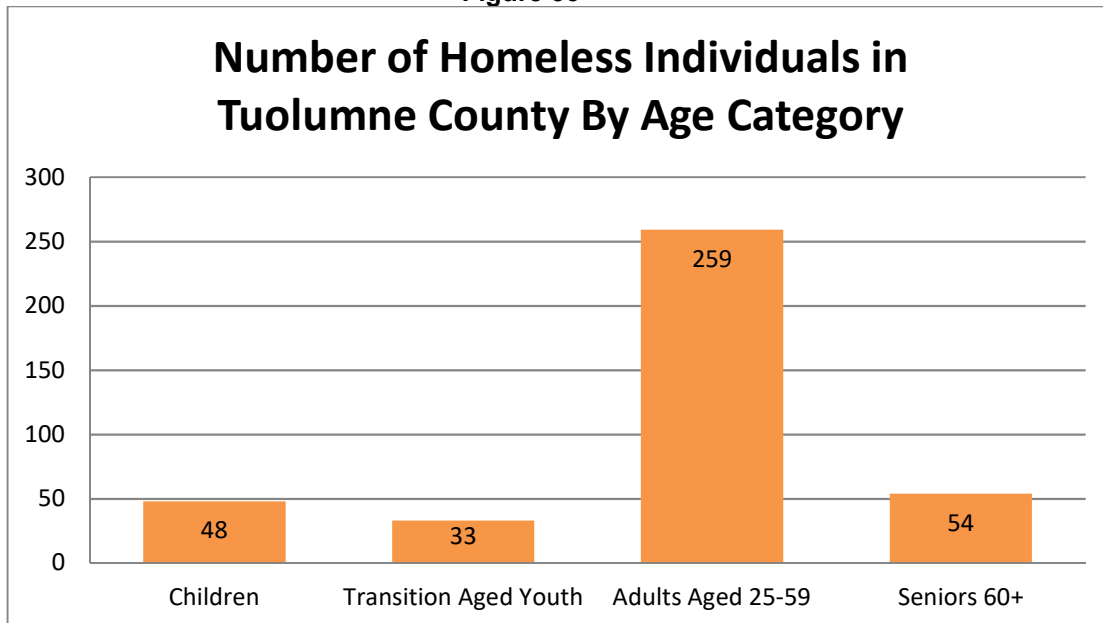
The majority of people experiencing homelessness were in the 25-59 age category. The following two charts provide a breakdown showing homelessness among children under the age of 18, young adults between the ages of 18-24 (transition aged youth), adults age 25-59, and seniors.

Figure 54



Source: Preliminary PIT Count results, February 17, 2019.

Figure 55



Source: Preliminary PIT Count results, February 17, 2019.

Race and ethnicity statistics are provided in the chart below. They show that the race and ethnicity breakdown among those that are experiencing homelessness is similar to the race and ethnicity breakdown countywide.

**Figure 56
RACE AND ETHNICITY
2019 POINT IN TIME COUNT**

| Ethnicity | Homeless Individuals | County-wide |
|---------------------------------|-----------------------------|--------------------|
| Not Latino | 92% | 88% |
| Latino | 8% | 12% |
| | | |
| Race | | |
| White | 81% | 81% |
| African American | 1% | 2% |
| Asian | 0% | 1% |
| American Indian | 3% | 2% |
| Native Hawaiian/Pacific Island. | 0% | 1% |
| Multi Race | 4% | 3% |
| Race Unknown | 10% | 0% |

Source: Preliminary PIT Count results, February 17, 2019.

Veterans

There were 30 individuals in the PIT Count who identified themselves as Veterans. This represents 7% of the total homeless population. Two were sheltered and the other 28 were unsheltered. The breakdown of locations where unsheltered Veterans were living on January 23, 2018 is shown in the following chart.

**Figure 57
HOMELESS VETERANS IN TUOLUMNE COUNTY**

| Location | Individuals |
|--------------------|--------------------|
| Abandoned Building | 3 |
| Encampment/Outside | 16 |
| Vehicle | 9 |
| Total | 28 |

Source: Preliminary PIT Count results, February 17, 2019.

Chronic Homelessness

The HUD definition of chronic homelessness is complex and is intended to give direction to service providers as to who qualifies for programs funded to reduce chronic homelessness.

HUD defines chronic homelessness as follows:

A “chronically homeless” individual is defined to mean a homeless individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter, or in an institutional care facility if the individual has been living in the facility for fewer than 90 days and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institutional care facility.

In order to meet the “chronically homeless” definition, the individual also must have been living as described above continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

Chronically homeless families are families with adult heads of household who meet the definition of a chronically homeless individual. If there is no adult in the family, the family would still be considered chronically homeless if a minor head of household meets all the criteria of a chronically homeless individual. A chronically homeless family includes those whose composition has fluctuated while the head of household has been homeless.¹

¹ Federal Register/Vol. 80, NO. 233/75791/Friday, December 4, 2015/Rules and Regulations/24 CFR Parts 91 and 578.

The PIT Count simplified the chronic homeless definition by asking individuals how many times in the last three years they have been in a shelter or unsheltered (camping/on the streets/etc.). If they answered four or more times, they were reported as being chronically homeless.

In Tuolumne County, 131 (32%) of the individuals identified in the PIT Count were considered chronically homeless. A total of 10 were sheltered in an emergency shelter, motel or “other” location. The remainder (121 people) was in unsheltered locations as identified in the following chart.

Figure 58
CHRONICALLY HOMELESS
UNSHELTERED LOCATIONS IN TUOLUMNE COUNTY

| Location | Individuals |
|--------------------|-------------|
| Abandoned Building | 9 |
| Encampment/Outside | 83 |
| Vehicle | 29 |
| Total | 121 |

Source: Preliminary PIT Count results, February 17, 2019.

Domestic Violence

A total of 29 individuals indicated that they were homeless because they are fleeing domestic violence. Of these, 12 were in shelters, motels, or “other” location. Of the 17 unsheltered individuals fleeing domestic violence, they were in unsheltered locations as identified in the following chart.

Figure 59
FLEEING DOMESTIC VIOLENCE
UNSHELTERED LOCATIONS IN TUOLUMNE COUNTY

| Location | Individuals |
|--------------------|-------------|
| Abandoned Building | 1 |
| Encampment/Outside | 7 |
| Vehicle | 9 |
| Total | 17 |

Source: Preliminary PIT Count results, February 17, 2019.

Disability

The PIT Count collected information from interviewees as to whether or not they have a mental or physical disability. There were a total of 188 responses indicating some type of disability. However a single respondent could have identified multiple disabilities. As a result, the data does not provide accurate information on the number of respondents with a disability. However, it does provide some indication as to the types of disabilities. A total of 11% of respondents indicated that they have a substance abuse disorder, 17% indicated that they have a mental illness, 1 indicated that he/she has HIV/AIDS, and 73 said that they have another type of disability.

Figure 60
PIT SURVEY RESPONSES
PEOPLE REPORTING A DISABILITY

| Disability | Responses | % of Total Surveyed |
|------------------------|-----------|---------------------|
| Substance Use Disorder | 45 | 11% |
| Mental Illness | 69 | 17% |
| HIV AIDS | 1 | 0% |
| Other Disability | 73 | 18% |
| Total | 188 | 47% |

Source: Preliminary PIT Count results, February 17, 2019.

Unaccompanied Youth

Two survey respondents indicated that they are unaccompanied youth under the age of 25 and both indicated that they are living in an abandoned building.

Shelters and Rapid Rehousing

The Amador-Tuolumne Community Action Agency (ATCAA) has provided services for people experiencing homelessness since 1983. ATCAA operates a family shelter with 25 beds in downtown Sonora.

The Center for a Non Violent Community operates a shelter in the County for survivors of domestic abuse. They have 12 beds.

Permanent Supportive Housing

The County of Tuolumne Behavioral Health Department operates supportive housing for people with mental illness in a downtown location which was opened in 2012. The County Behavioral Health Department successfully utilized California Mental Health Services Act (MHSA) funding to purchase two homes in downtown Sonora to serve 6 people with mental illness. All of the beds are occupied. They also operate the Cabrini House in Jamestown which assists five individuals. They provide case management at each of these locations and off-site services, activities, and referrals. Intensive case management is available 24 hours a day.

In 2018, the County partnered with the Stanislaus County Housing Authority to utilize \$302,412 in Homeless Emergency Aid Program (HEAP) Grant Program funding from the COC to purchase an existing ten unit rental project at 241 Hospital Road which is a block away from the County Behavioral Health Enrichment Center. The units can be used for permanent supportive housing and as affordable units that can be made available to local nonprofit agencies such as the Amador Tuolumne Community Action Agency, Sierra HOPE, and the Center for a Nonviolent Community to master lease for their clients participating in programs such as the CESH Program, Emergency Solutions Grant Program and the Rapid Rehousing Program. Funding was awarded in 2019.

County Zoning for Shelters and Supportive Housing

The County amended the Uniform Zoning Ordinance in 2011 to include emergency shelters as a permitted use in the R-2 (Medium Density Residential), R-3 (Multiple Family Residential), C-O (Special Commercial), C-1 (General Commercial) and M-U (Mixed Use) zoning districts subject to the same restrictions that apply to other residential uses within those zones. This was completed as Implementation Program 3.E.b in the existing Housing Element. Sections 17.68.105 and 17.68.122 of the Tuolumne County Ordinance Code specify that no Site Development Permit or Site Review Permit is required to construct an emergency shelter in the R-2, R-3, M-U, C-O, or C-1 districts.

On December 2, 2014, the County Board of Supervisors approved Ordinance 3266 which amended the definitions of “Supportive Housing”, “Target Population” and “Transitional Housing” to conform with the new state definitions, allowed transitional housing and supportive housing as permitted uses within a permitted single-family dwelling with no limitation on the number of residents, and added transitional housing and supportive housing that are multifamily uses the same as multifamily uses as conditional uses in the R-3, M-U, C-K, C-O, C-1, C-2, BP, M-1 and M-2 Zoning Districts. As identified in other sections of the housing element, a conditional use permit process for multifamily uses in multifamily zones is considered a constraint on development and the County will address this requirement by either modifying existing processes or replacing the requirements with new processes to allow for objective decision making with lesser discretionary and simplified entitlements – not subjecting development to an exception process such as the current conditional use process.

Upon changes to address the conditional use process, transitional and supportive housing will continue to be allowed in all zones that allow residential uses and only subject to the same processes used for the same type of housing. Further and in addition to the changes to the conditional use permit process for multifamily development, supportive housing will be allowed by right in all zones, and will comply with AB 2162.

A review of vacant sites that may be appropriate for shelters where the parcel has a General Plan designation of MU, HDR and MDR with compatible zoning and is of appropriate size (half acre to five acres) and located in communities with nearby services show that there are 6 HDR, 5 MU and 1 MDR parcels that

may appropriate for this use. Total combined acreage for the 12 sites is approximately 27 acres.Farmworker Housing.

Agriculture in Tuolumne County consists primarily of cattle ranching, though the Diestel Turkey Ranch is a major employer and there are several apple ranches in the County, including Cover's, Cedar Ridge Apple Ranch and Indigeny Reserve. The vast majority of the 120,091± acres under Williamson Act land conservation contracts within the County claim grazing as their agricultural use. Tuolumne County has no prime agricultural land based upon soil type. Of the agricultural acreage protected under the Williamson Act, 14,928.28 acres is under nonrenewal and the contracts will expire within 10 years. This will reduce the potential amount of agriculture in Tuolumne County and subsequently will reduce the need for farmworker housing.

The U.S. Department of Agriculture (USDA) 2017 Census of Agriculture published on April 11, 2019, reports that Tuolumne County had 417 farms and ranches in 2017. Of these, 106 farms were cropland and 194 were for livestock and poultry. USDA data on farm employees has not been updated on a county level since the 2012 Census of Agriculture published on May 2, 2014. At that time, 75 farms in Tuolumne County hired a total of 266 agricultural workers. Nineteen of the farms only hired full-time workers (working more than 150 days per year), 51 farms operated seasonally (less than 150 days per year) and 5 utilized both year-round and seasonal employees. A total of 4 of workers were considered migrant farmworkers.

Figure 61
HIRED FARM LABOR IN 2012
TUOLUMNE COUNTY

| Hired Farm Labor | Number of Farms | Number of Workers |
|---------------------------|-----------------|-------------------|
| Farms with 1 worker | 32 | 32 |
| Farms with 2 workers | 14 | 28 |
| Farms with 3 or 4 workers | 7 | 28 |
| Farms with 5-9 workers | 18 | 99 |
| Farms with 10+ workers | 4 | 79 |
| Total Farms | 75 | 266 |

Source: USDA 2012 Census of Agriculture-County Data

It should also be noted that of the 417 farms reported in Tuolumne County approximately 57% of the farms were in the 1 to 49 acre size category. This size farm or ranch would rarely require the owner to hire agricultural workers and would most likely be managed by the individual owner of the farm or ranch.

Given the small size of the farmworker population in Tuolumne County, it is not surprising that few farms and ranches in Tuolumne County provide housing for farmworkers. At present, farmworkers find housing among the existing housing stock.

The County of Tuolumne is in compliance with State Health and Safety Code Section 17021.5 for employee housing and Section 17021.6 for agricultural labor.

On June 15, 2004, the County adopted Resolution 106-04 which implements the Land Conservation Act of 1965, or the Williamson Act as it is more commonly known within Tuolumne County. All property owners of agricultural land covered under the previous Resolutions 122-70 and 134-85 were required to execute a new Williamson Act contract under Resolution 106-04. A total of 336 new contracts were requested; all contracts have been completed. Resolution 106-04 mirrors Resolutions 122-70 and 134-85 in that it allows single-family residences or other housing units when occupied by persons engaged in the operation of the farm or ranch to which the contract applies. Land under a Resolution 106-04 contract is zoned AE-37:AP (Exclusive Agricultural, Thirty Seven Acre Minimum: Agricultural Preserve Combining). When a parcel is under contract and zoned AE-37:AP one single-family dwelling is allowed per parcel when the parcel meets the minimum acreage relative to the agricultural use. If no parcel meets the minimum acreage, one residence is allowed per contract.

Agricultural laborer housing is a permitted use in all agricultural zones which are the AE-37 (General Agricultural, Thirty-Seven Acre Minimum), A-20 (General Agricultural, Twenty Acre Minimum) and the A-10 (General Agricultural, Ten Acre Minimum) zoning districts.

PROJECTED HOUSING NEEDS

Projected Housing Needs - Regional Housing Needs Allocation

The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. Each jurisdiction is required to identify suitable sites for residential development, and identify goals and implementation strategies in its Housing Element that will aid in meeting its RHNA goals. A jurisdiction is not required to build or fund these units and is not penalized if these RHNA goals are not met.

The Department of Housing and Community Development (HCD) prepared the projected Regional Housing Need Allocation for the unincorporated area of Tuolumne County. They are authorized by Government Code Section 65584 to make the final RHNA determination for all jurisdictions in California. The Regional Housing Needs Assessment was prepared for the period of December 31, 2018 through August 31, 2024. Note that the RHNA planning period and the planning period for the Housing Element update are slightly different. The planning period for the Housing Element update is August 31, 2019 through August 31, 2024 which is eight months shorter than the RHNA planning period. These planning periods have been established by HCD. RHNA calculations are based on population estimates for the unincorporated areas of Tuolumne County based upon the 2010 Census and State Department of Finance (DOF) population projections, vacancy rates, overcrowding, and projected growth. The Regional Housing Needs Assessment projects that 525 additional housing units will be required in the unincorporated area of Tuolumne County by August 31, 2024, to meet the fair share of the regional housing need. Therefore, the 19,915 existing non-recreational housing units will need to increase by 525 for a total of 20,440 non-recreational housing units in the unincorporated area of the county. The 525 new housing units represent a 2.64% increase in total housing.

Basic housing construction needs for the five and two-thirds year planning period have been calculated at 525 units for the unincorporated area of Tuolumne County. This represents an annual net increase of approximately 92.6 dwelling units. Housing units demolished or destroyed by fire would be counted as units lost and would be included in the calculation of the net gain in housing stock each year.

Figure 62
REGIONAL HOUSING NEEDS
UNINCOPORATED AREA OF TUOLUMNE COUNTY
DECEMBER 31, 2018 –THROUGH AUGUST 31, 2024

| Income Group | Number | Percent | Avg. Annual Increase (over 5.67 year period) |
|---------------------|---------------|----------------|-----------------------------------------------------|
| Extremely Low | 62 | 12% | 11 |
| Very Low | 63 | 12% | 11 |
| Low | 93 | 18% | 16.4 |
| Moderate | 87 | 17% | 15.4 |
| Above Moderate | 220 | 42% | 38.8 |
| TOTAL | 525 | 100% | 92.6 |

(Source: State HCD Data Set)

The RHNA goals established by HCD are ambitious based on the level of residential development that occurred during the 2014 - 2108 Housing Element cycle. The following chart shows single-family and multi-family residential development over the past five years. It does not include Building Permits issued for replacement mobilehomes in mobilehome parks. The chart also lists the number of demolished units due to fire or other factors. These numbers are reported by the County to the State Department of Finance every year. During calendar years 2014-2018, a total of 296 residential units were developed and 35 units were demolished for a net gain of 261 residential units over a five-year period. The annual net gain is 52.2 units which are well below the RHNA goal of 92.6 residential units per year.

Figure 63
ANNUAL RESIDENTIAL CONSTRUCTION
TUOLUMNE COUNTY- UNINCORPORATED AREAS

| YEAR | SINGLE FAMILY STICK BUILT | SINGLE FAMILY MANUFAC -TURED | MULTI- FAMILY | TOTAL UNITS | DEMOLISHED UNITS | NET GAIN |
|---------------|------------------------------------|---------------------------------------|------------------|----------------|---------------------|-------------|
| 2014 | 49 | 17 | 2 | 68 | 9 | 59 |
| 2015 | 27 | 6 | | 33 | 9 | 24 |
| 2016 | 37 | 17 | | 54 | 10 | 44 |
| 2017 | 67 | 18 | 6 | 91 | 4 | 87 |
| 2018 | 42 | 8 | | 50 | 3 | 47 |
| TOTAL | 222 | 66 | 8 | 296 | 35 | 261 |
| AVG ANNUAL | 44.4 | 13.2 | 1.6 | 59.2 | 7 | 52.2 |

Extremely Low Income Households

Extremely low-income households are defined as households with incomes at or below 30 percent of the area median income. For a one-person household, the 2018 maximum income would be \$13,950 and for a four-person household: \$25,100. Households in this income category are often on Social Security Permanent Disability where average monthly payments are about \$935, or are on Social Security Retirement with no additional sources of retirement income. Households with extremely low incomes often have difficulty finding affordable housing. As detailed in Figure 29, Affordable Rent and Utilities by Income Category, extremely low-income households can afford monthly rent plus utility payments in the \$349 to \$628 range, depending on household size and income. Market rents plus utilities, shown in Figure 28, Current Fair Market Rents for Tuolumne County, are much higher. The fair market rent for a studio is \$613, for a one-bedroom is \$797 and \$992 for a two-bedroom rental.

Because extremely low-income households have difficulty finding affordable housing, this income category is singled out for discussion. California Government Code Sections 65583 (a)(1), (b)(2), and (c)(2) require jurisdictions to include extremely low-income households in the analysis and quantification of a jurisdiction's existing and projected housing needs as well as include this group in the Housing Element goals, objectives and programs.

In 2015, approximately 2,515 extremely low income households resided in the county, representing approximately 11% of the total households. Approximately 69% of extremely low-income renters pay more than 50% of their gross income for rent and utilities. Approximately 57% of extremely low-income homeowners pay more than 50% of their gross income for housing.

To address the range of needs, the Housing Element contains programs to alleviate the shortage of housing affordable to extremely low-income households in the county as described under Goal 3.B. Affordable Housing and Goal G, Special Needs Housing.

Inclusionary Housing

On March 18, 2008, the County adopted Ordinance 2896 which established Chapter 17.65 of the Ordinance Code to institute requirements for new residential development to contribute to the provision of affordable housing units either by constructing units on-site, payment of in-lieu fees or through other alternatives approved by the County. This Ordinance also established incentives for the provision of affordable housing, established requirements and standards for inclusionary housing, established an affordable housing trust fund, amended Title 3 of the Ordinance Code to waive the development application fees for inclusionary housing units and waive the County Services Impact Mitigation Fee for inclusionary units. The Ordinance also amended Chapter 17.04 of the Ordinance Code to add various definitions necessary for implementation of the Ordinance. Adoption of this Ordinance was the result of recommendations made to the Board of Supervisors by the Tuolumne County Housing Affordability Task Force which was formed in 2002. In 2004, the Task Force prepared a draft of the Ordinance for consideration by the County. The draft was vetted in numerous public hearings including two hearings at all four of the County Planning Commissions and numerous Board of Supervisors hearings.

In response to the economic impact of the recession on development, the County of Tuolumne Board of Supervisors voted at their December 7, 2012 meeting to temporarily lower the in-lieu fee to 0.25% of the

cost of a median-priced home in Tuolumne County. Previously, the fee was set at 1% of the cost of a median-priced home. The lower fee is in effect until December 31, 2021. The County consulted with State HCD prior to lowering the fee to determine whether or not the proposed change would alter the County's Housing Element status. On December 13, 2011, the County received a letter from State HCD indicating that the lower fee would not affect the compliance status.

On November 6, 2013 the Tuolumne County Board of Supervisors voted to convert the existing mandatory Inclusionary Housing Ordinance to a voluntary system through the adoption of Resolution 3212 amending Chapter 17.65 of the Tuolumne County Ordinance Code. This new system was adopted after consulting with State HCD to determine whether or not the new system would affect the compliance status of the County's existing Housing Element. On September 18, 2012, the County received a letter from HCD, informing the County that the proposed amendment to the Inclusionary Housing Ordinance to convert it to a voluntary, incentive-based system would not affect the current compliance status of Tuolumne County's Housing Element.

The current Inclusionary Housing Ordinance is voluntary and provides an expanded array of incentives to a developer that agrees to:

- Provide 10% of the units at affordable rates for households at or below the median income; or
- Pay the In-Lieu Fee for all market rate units in the development; or
- Provide alternatives that will result in affordable units or funds for the County Affordable Housing Trust Fund or a combination of affordable units and In-Lieu Fees.

Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units. If exceptions to the County's development regulations are requested, the project would have to comply with the Inclusionary Ordinance. A project that complies with the Inclusionary Ordinance could utilize any or all of the incentives.

The In-Lieu Fee remains at 0.25% of the County median sales price until December 31, 2021. The 2018 median sales price, as determined by the County Assessor, is \$279,995. The In-Lieu Fee is currently \$700 per market rate unit built.

The current incentives are listed in Appendix A. The incentives are broken down into three categories. Category A is available to developers who provide affordable units. Category B incentives can be used by developers who either provide affordable units or pay the in-lieu fee and Category C lists financial assistance. Please see Appendix 3 J for a copy of the County Inclusionary Housing Ordinance.

RESOURCE INVENTORY

Land Suitable for Residential Development

As stated in the previous section, Tuolumne County is projected to need 525 additional housing units from December 31, 2018 through August 31, 2024, to accommodate the projected increase in households within the unincorporated area of the county. To facilitate the necessary housing construction, Tuolumne County must provide an adequate amount of land which is appropriately zoned for the required residential development.

On January 3, 2019, Tuolumne County adopted a comprehensive update of the Tuolumne County General Plan. As part of the General Plan Update, the County identified areas appropriate for multiple-family housing. These areas are located primarily within the existing identified communities of the county where topography is conducive, public water and sewer systems are close by, schools, emergency services and commercial facilities are near-by, and public transportation is available. These identified parcels were designated for Medium Density Residential (MDR), High Density Residential (HDR), and Mixed Use (MU) land uses on the General Plan land use diagrams. Land designated MDR can be developed to a maximum residential density of 12 dwelling units per acre. Land designated HDR and MU can be developed to a density of 15 dwelling units per acre.

Vacant parcels suitable for residential development are identified in the following maps and charts, which are grouped by general plan designation (HDR, MU, MDR, and LDR). For each designation, there is an

index map showing where the parcels are located in the county. The index map references a series of community maps which provides more information about the location and services surrounding each parcel. There is a chart (after each map set) which provides the Assessor Parcel Number (APN), zoning, and size of each vacant parcel within that land use designation. The chart also references where the parcel is located on the maps. All parcels listed in the following charts and maps are currently vacant.

High density residential

The following series of maps show vacant sites with a High Density Residential land use designation. The first map is the index map. It is followed by a series of community maps identifying each vacant parcel and services, if any, near the vacant parcels. There is a chart following these maps with information about each parcel.

Figure 64
UNDEVELOPED PARCELS – HIGH DENSITY RESIDENTIAL (HDR)

Map Index: Undeveloped Parcels - High Density Residential (HDR)

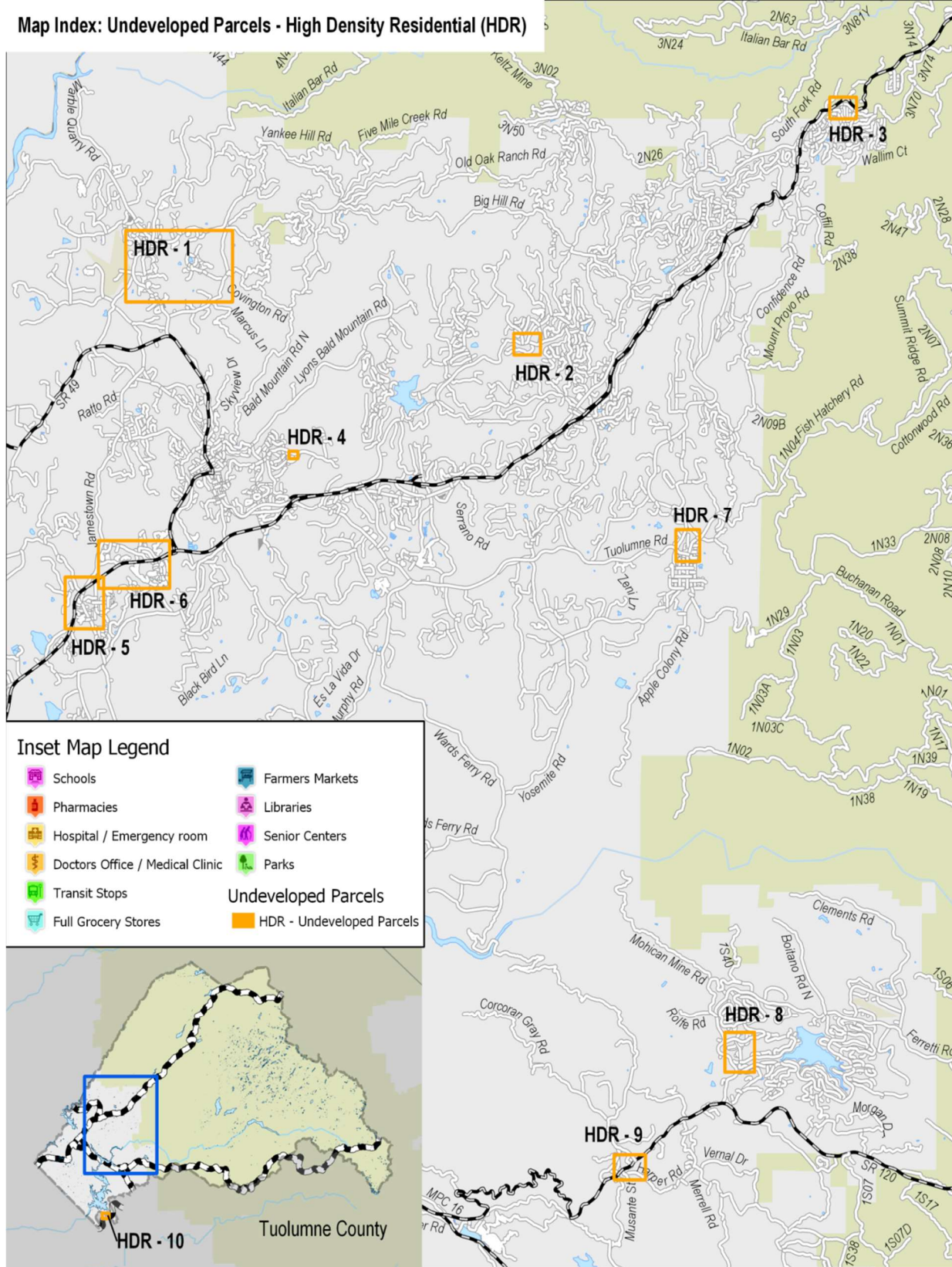


Figure 65
HIGH DENSITY RESIDENTIAL (HDR) - COLUMBIA

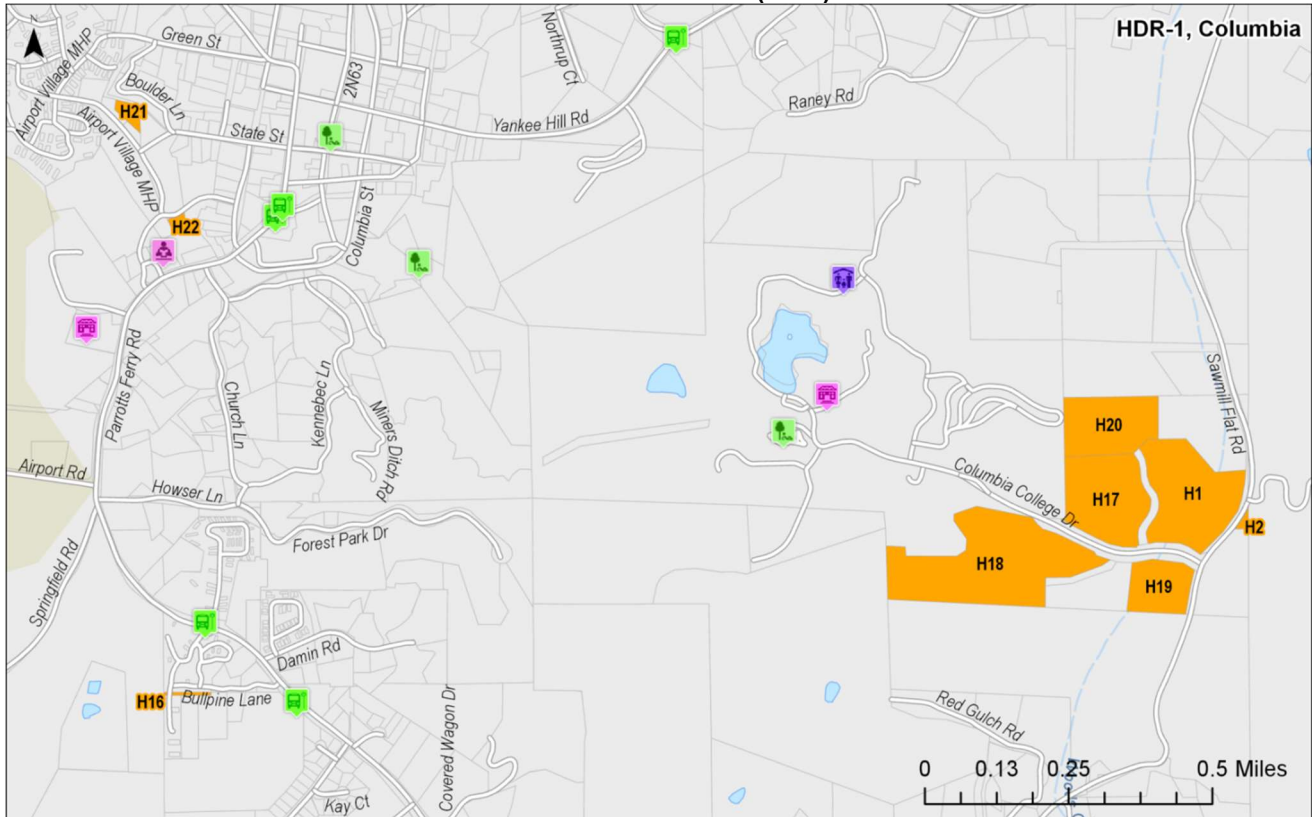


Figure 66
HIGH DENSITY RESIDENTIAL (HDR) – CRYSTAL FALLS

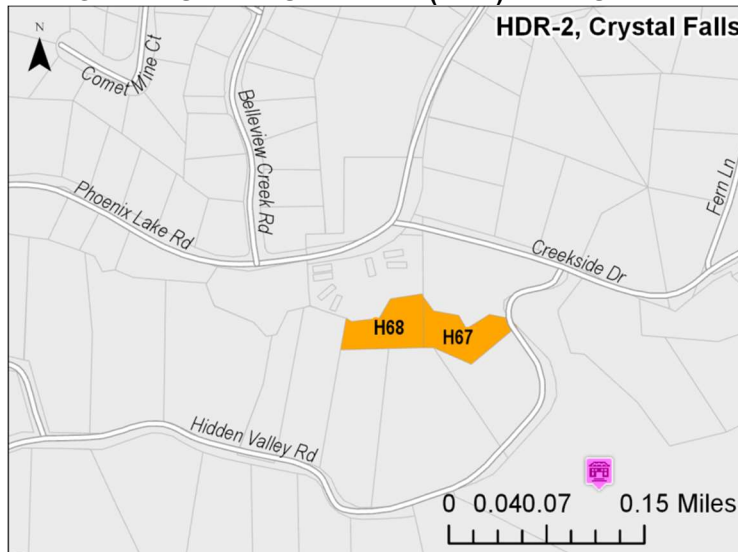


Figure 67
HIGH DENSITY RESIDENTIAL (HDR) – MI-WUK VILLAGE

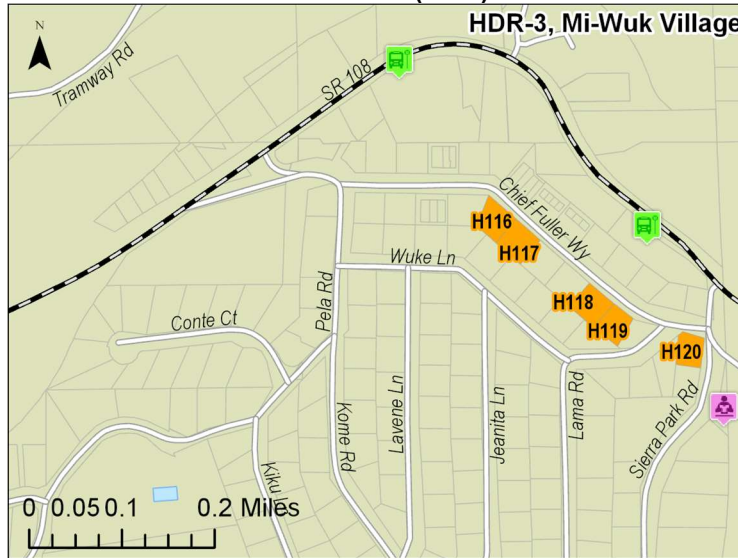


Figure 68
HIGH DENSITY RESIDENTIAL (HDR) - CABEZUT

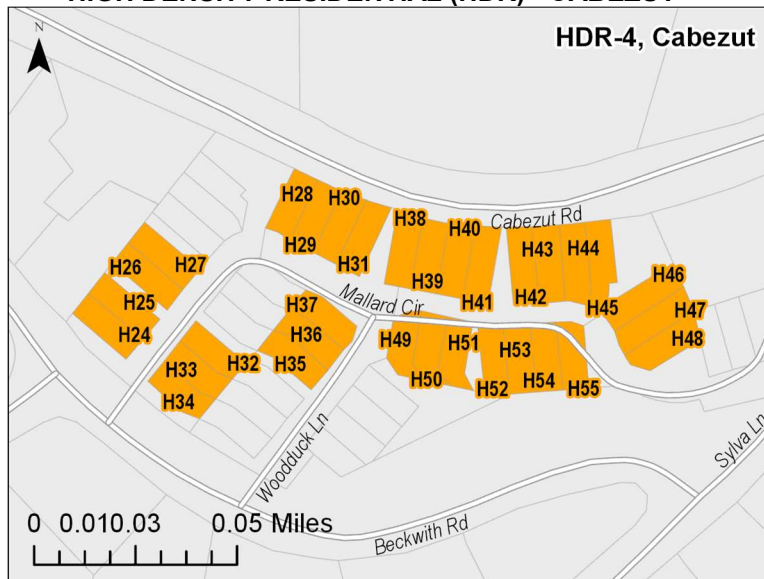


Figure 69
HIGH DENSITY RESIDENTIAL (HDR) - JAMESTOWN

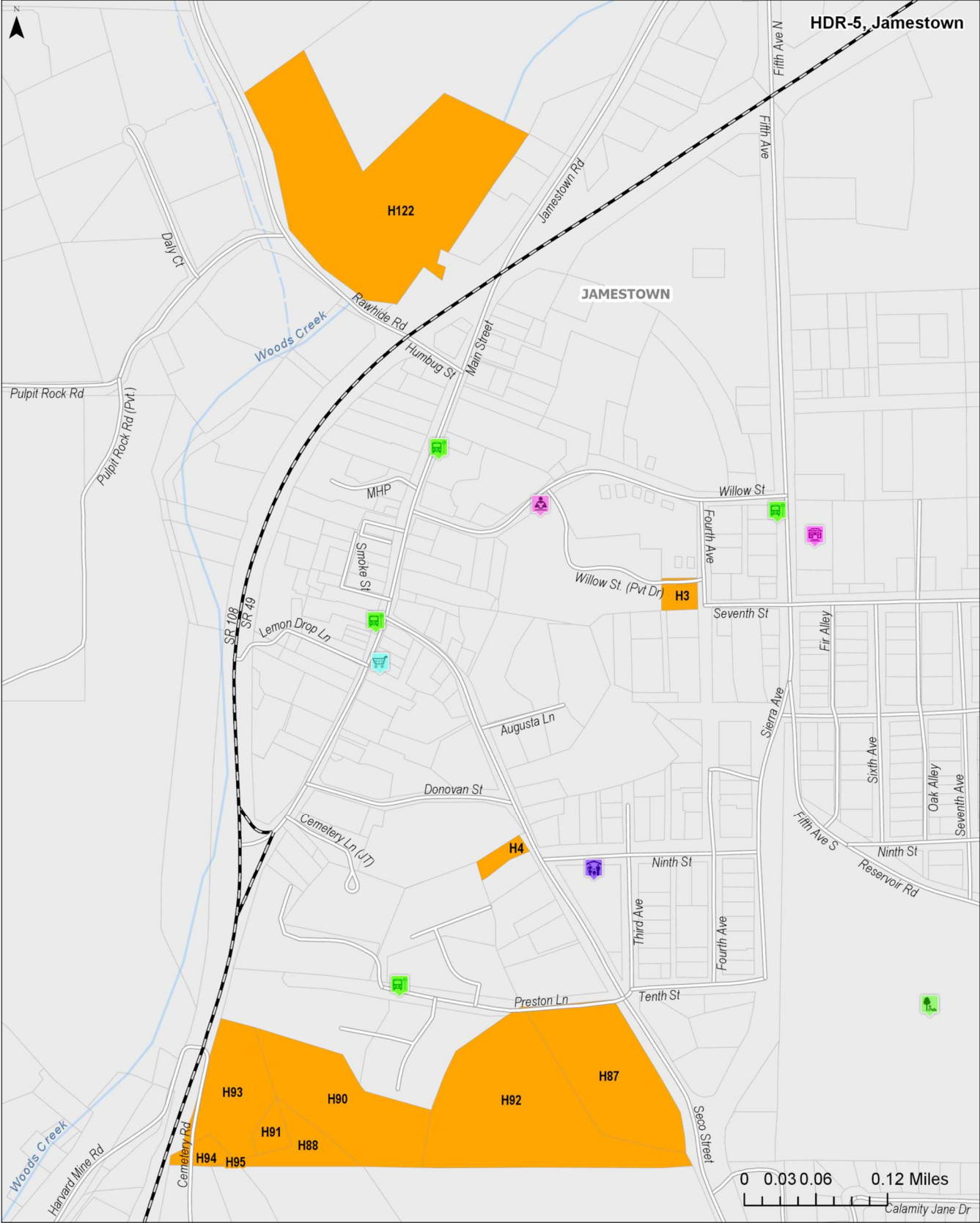


Figure 70
HIGH DENSITY RESIDENTIAL (HDR) – GOLF LINKS

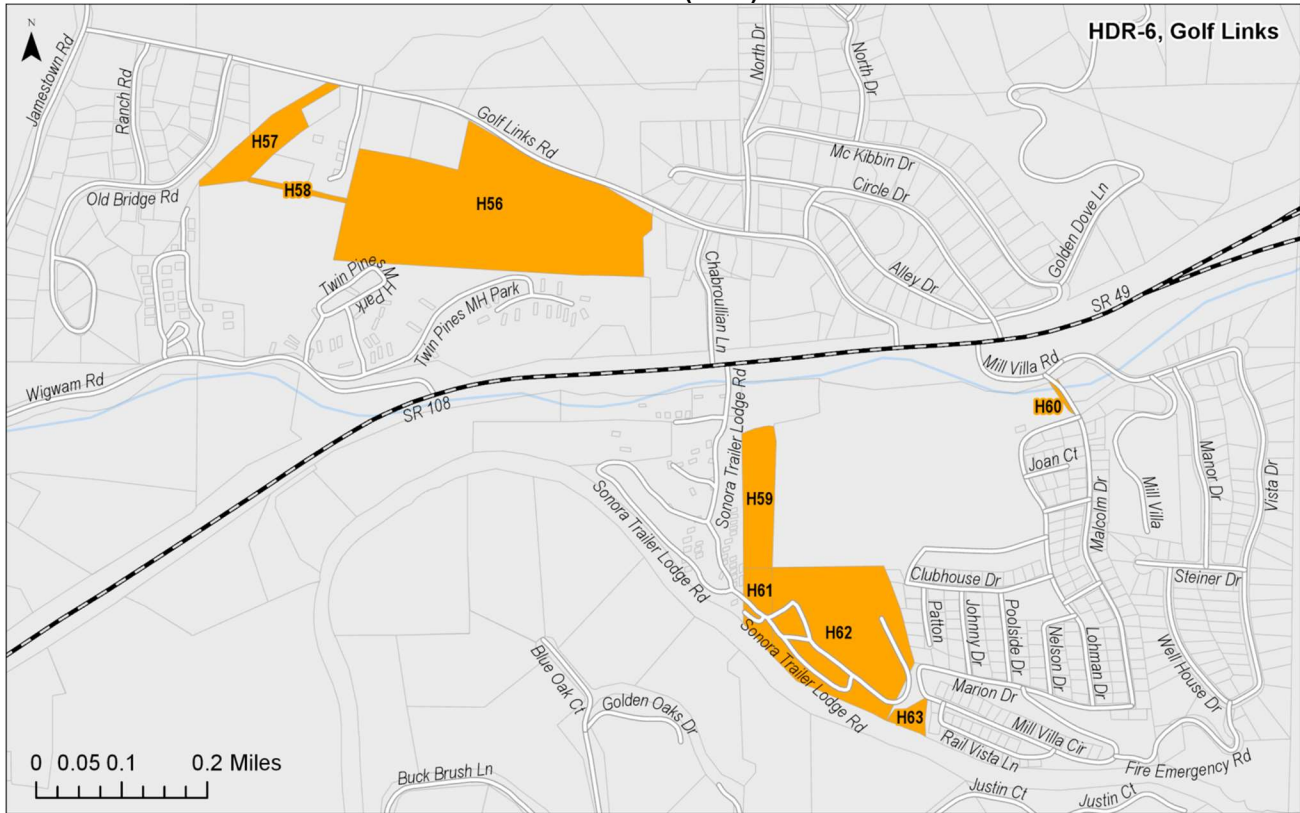


Figure 71
HIGH DENSITY RESIDENTIAL (HDR) - TUOLUMNE

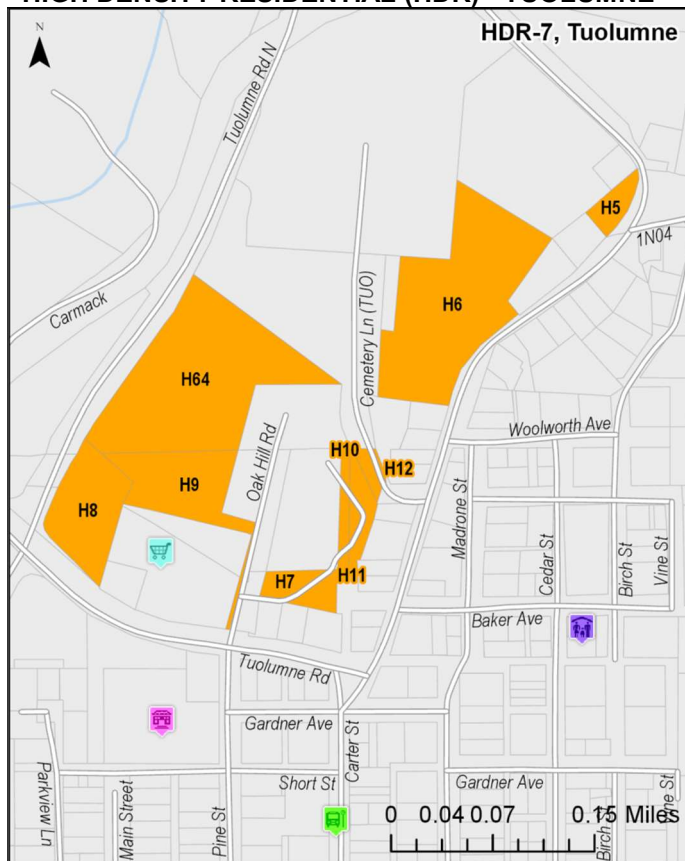


Figure 72
HIGH DENSITY RESIDENTIAL (HDR) – PINE MOUNTAIN LAKE

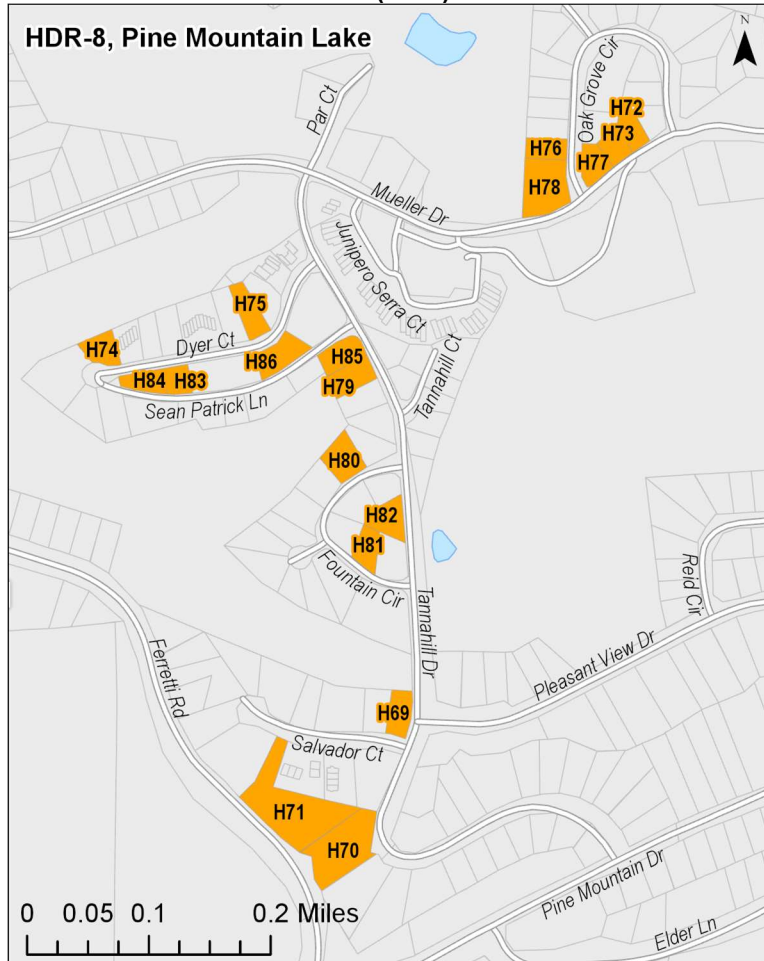


Figure 73
HIGH DENSITY RESIDENTIAL (HDR) – BIG OAK FLAT

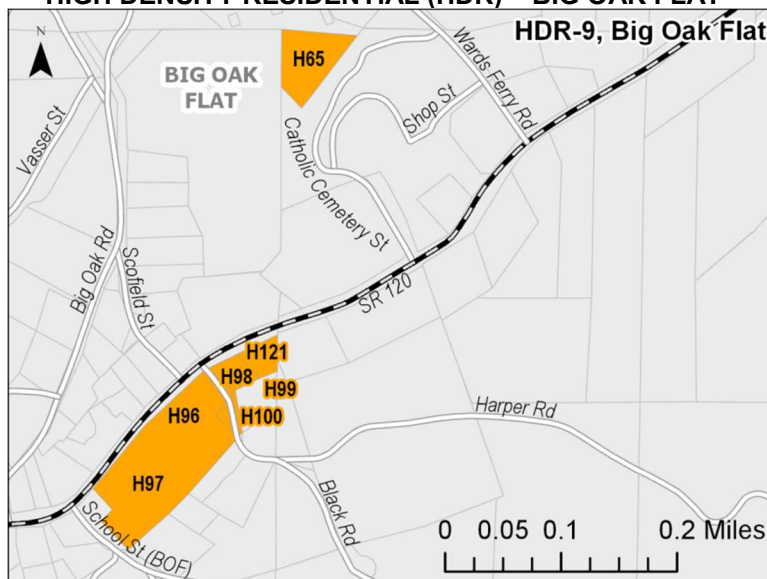
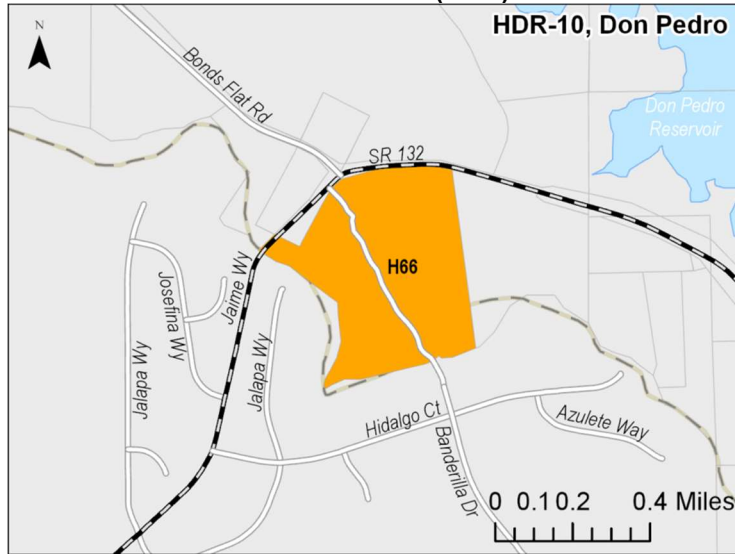


Figure 74
HIGH DENSITY RESIDENTIAL (HDR) – DON PEDRO



The following chart provides information on each High Density Residential parcel. The “Index” column provides a letter/number identifier that corresponds to its label on the community map. The “APN” column lists the Assessor’s Parcel Number. The “Zoning” Column shows parcel zoning. The “Acres” column shows parcel size. The “Zone Consistent?” column indicates whether or not the parcel has zoning consistent with the land use designation, and the “Map Number” column references the community map where the parcel is located. Total HDR acreage is provided at the bottom of the chart along with the number of units that could be built. Maximum allowable density is 15 dwelling units per acre for HDR parcels. However, given the site constraints common in foothill communities such as topography, an average of 9 dwelling units was also used to calculate the number of potential units that could be built on HDR parcels to provide a conservative estimated range of total potential units that could be built.

Figure 75
HIGH DENSITY RESIDENTIAL GENERAL PLAN DESIGNATION
(Sites Not Used for RHNA at Any Income Level)

| INDEX | APN | ZONING* | Acres | Zone Consistent? | Map Number |
|-------|-----------|-------------------------------------|-------|------------------|------------------|
| H1 | 325001400 | R-3:MX & R-3:MX:AIR & O-1:MX:AIR | 10.33 | No | HDR-1, Columbia |
| H3 | 31210400 | R-3:D:MX | 0.20 | No | HDR-5, Jamestown |
| H4 | 32103700 | R-3:D | 0.24 | No | HDR-5, Jamestown |
| H5 | 90101900 | R-3:PD | 0.27 | No | HDR-7, Tuolumne |
| H6 | 90102800 | R-3:PD | 4.89 | No | HDR-7, Tuolumne |
| H7 | 90604800 | R-3:D:MX | 0.54 | No | HDR-7, Tuolumne |
| H8 | 90606900 | C-1:MX & R-3:MX | 0.84 | Yes | HDR-7, Tuolumne |
| H9 | 90607800 | R-3:D:MX & R-3:MX | 2.33 | No | HDR-7, Tuolumne |
| H10 | 90700200 | R-3:D:MX | 0.29 | No | HDR-7, Tuolumne |
| H11 | 90700300 | R-3:D:MX | 0.65 | No | HDR-7, Tuolumne |
| H12 | 90730900 | R-3:D:MX & R-3:MX | 0.20 | No | HDR-7, Tuolumne |
| H16 | 321921300 | R-3:AIR | 0.17 | No | HDR-1, Columbia |
| H17 | 325001300 | R-3:MX:AIR | 8.35 | No | HDR-1, Columbia |
| H18 | 325001600 | R-3:MX:PD:AIR | 15.98 | No | HDR-1, Columbia |
| H19 | 325001800 | R-3:MX:PD:AIR | 3.94 | No | HDR-1, Columbia |
| H20 | 325001900 | R-3:MX:AIR | 6.13 | No | HDR-1, Columbia |

| | | | | | |
|-----|-----------|-----------|-------|-----|---------------------|
| H21 | 371410100 | R-3:AIR | 0.57 | No | HDR-1, Columbia |
| H22 | 371412600 | R-3:D:AIR | 0.33 | No | HDR-1, Columbia |
| H24 | 445800100 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H25 | 445800200 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H26 | 445800300 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H27 | 445800400 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H28 | 445800800 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H29 | 445800900 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H30 | 445801000 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H31 | 445801100 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H32 | 445801500 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H33 | 445801600 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H34 | 445801700 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H35 | 445802100 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H36 | 445802200 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H37 | 445802300 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H38 | 445802400 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H39 | 445802500 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H40 | 445802600 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H41 | 445802700 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H42 | 445802800 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H43 | 445802900 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H44 | 445803000 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H45 | 445803100 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H46 | 445803200 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H47 | 445803300 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H48 | 445803400 | R-3:MX | 0.05 | No | HDR-4, Cabezut |
| H49 | 445803900 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H50 | 445804000 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H51 | 445804100 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H52 | 445804200 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H53 | 445804300 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H54 | 445804400 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H55 | 445804500 | R-3:MX | 0.04 | No | HDR-4, Cabezut |
| H56 | 590200800 | R-3 | 19.11 | No | HDR-6, Golf Links |
| H57 | 590203000 | R-3 | 1.90 | No | HDR-6, Golf Links |
| H58 | 590300600 | R-3 | 0.29 | No | HDR-6, Golf Links |
| H59 | 593700100 | R-3 | 2.33 | No | HDR-6, Golf Links |
| H60 | 593700401 | R-3 | 0.18 | No | HDR-6, Golf Links |
| H61 | 593701000 | R-3 | 1.22 | No | HDR-6, Golf Links |
| H62 | 593701100 | R-3 | 7.28 | No | HDR-6, Golf Links |
| H63 | 593701500 | P | 0.42 | Yes | HDR-6, Golf Links |
| H64 | 620508500 | R-3:MX | 3.72 | No | HDR-7, Tuolumne |
| H65 | 665500400 | R-3 | 1.00 | No | HDR-9, Big Oak Flat |

| | | | | | |
|------|-----------|---------------------|-------|-----|----------------------|
| H66 | 711904400 | BP & C-S & R-3 & O | 75.96 | Yes | HDR-10, Don Pedro |
| H67 | 861000900 | R-3 & O | 0.78 | No | HDR-2, Crystal Falls |
| H68 | 861102400 | R-3 & O | 0.69 | No | HDR-2, Crystal Falls |
| H69 | 901801300 | R-3:MX | 0.27 | No | HDR-8, Pine Mtn Lake |
| H70 | 901701400 | R-3:MX | 0.96 | No | HDR-8, Pine Mtn Lake |
| H71 | 901702000 | R-3:MX | 1.29 | No | HDR-8, Pine Mtn Lake |
| H72 | 902504500 | R-3:MX:AIR | 0.23 | No | HDR-8, Pine Mtn Lake |
| H73 | 902504600 | R-3:MX:AIR | 0.21 | No | HDR-8, Pine Mtn Lake |
| H74 | 902002600 | R-3:MX | 0.26 | No | HDR-8, Pine Mtn Lake |
| H75 | 902200900 | R-3:MX | 0.30 | No | HDR-8, Pine Mtn Lake |
| H76 | 902500400 | R-3:MX | 0.23 | No | HDR-8, Pine Mtn Lake |
| H77 | 902503700 | R-3:MX & R-3:MX:AIR | 0.25 | No | HDR-8, Pine Mtn Lake |
| H78 | 902506200 | R-3:MX | 0.70 | No | HDR-8, Pine Mtn Lake |
| H79 | 903701500 | R-3:MX | 0.31 | No | HDR-8, Pine Mtn Lake |
| H80 | 903800300 | R-3:MX | 0.35 | No | HDR-8, Pine Mtn Lake |
| H81 | 903802500 | R-1:MX | 0.20 | Yes | HDR-8, Pine Mtn Lake |
| H82 | 903802700 | R-1:MX | 0.23 | Yes | HDR-8, Pine Mtn Lake |
| H83 | 904100700 | R-1:MX | 0.18 | Yes | HDR-8, Pine Mtn Lake |
| H84 | 904100800 | R-1:MX | 0.21 | Yes | HDR-8, Pine Mtn Lake |
| H85 | 904101700 | R-3:MX | 0.30 | No | HDR-8, Pine Mtn Lake |
| H86 | 904102200 | R-1:MX | 0.35 | Yes | HDR-8, Pine Mtn Lake |
| H87 | 32801400 | AE-37:D | 3.94 | Yes | HDR-5, Jamestown |
| H88 | 32803500 | AE-37:D | 0.86 | Yes | HDR-5, Jamestown |
| H90 | 32801000 | AE-37:D | 2.92 | Yes | HDR-5, Jamestown |
| H91 | 32801101 | R-1:D | 0.35 | Yes | HDR-5, Jamestown |
| H92 | 32801500 | AE-37:D | 6.17 | Yes | HDR-5, Jamestown |
| H93 | 32803301 | R-1:D & R-1:D:H | 2.26 | Yes | HDR-5, Jamestown |
| H94 | 32803201 | R-1:D & R-1:D:H | 0.16 | Yes | HDR-5, Jamestown |
| H95 | 32803400 | AE-37:D | 0.02 | Yes | HDR-5, Jamestown |
| H96 | 71900601 | RE-2 | 3.58 | Yes | HDR-9, Big Oak Flat |
| H97 | 71900601 | RE-2 | 3.58 | Yes | HDR-9, Big Oak Flat |
| H98 | 71900700 | R-1 | 0.30 | Yes | HDR-9, Big Oak Flat |
| H99 | 71900700 | R-1 | 0.30 | Yes | HDR-9, Big Oak Flat |
| H100 | 71900900 | R-1 | 0.18 | Yes | HDR-9, Big Oak Flat |
| H116 | 461030500 | R-3:MX | 0.23 | No | HDR-3, Mi-Wuk |
| H117 | 461030600 | R-3:MX | 0.24 | No | HDR-3, Mi-Wuk |
| H118 | 461030900 | R-3:MX | 0.23 | No | HDR-3, Mi-Wuk |
| H119 | 461031000 | R-3:MX | 0.20 | No | HDR-3, Mi-Wuk |
| H120 | 461040400 | R-3:MX | 0.19 | No | HDR-3, Mi-Wuk |
| H121 | 665003300 | R-1 | 0.43 | Yes | HDR-9, Big Oak Flat |
| H122 | 30203600 | AE-37 & O | 7.77 | Yes | HDR-5, Jamestown |

*See Appendix B for a Description of Zoning Categories

Total Acres = 214
3,210 Units @ 15 DU/Acre
1.926 Units @ 9 DU/Acre

Mixed use parcels

The following series of maps show vacant sites with a Mixed Use (MU) General Plan designation. Residential development is an allowed use for Mixed Use parcels, and there is no requirement for a non-residential component for residential development when developing residential units in the MU Designation. The MU Designation is often used in established communities that have existing residential development interspersed with existing commercial land uses. Not only does the MU designation allow for the existence of residential and commercial on the same parcel but allows communities to develop with commercial and residential areas adjacent to each other. This is why it is possible to have a higher density of residential units on an MU parcel. The first map is the index map. It is followed by a series of community maps identifying each vacant parcel and services, if any, near the vacant parcels. There is a chart following these maps with information on each parcel.

Figure 76
UNDEVELOPED PARCELS – MIXED USE (MU)

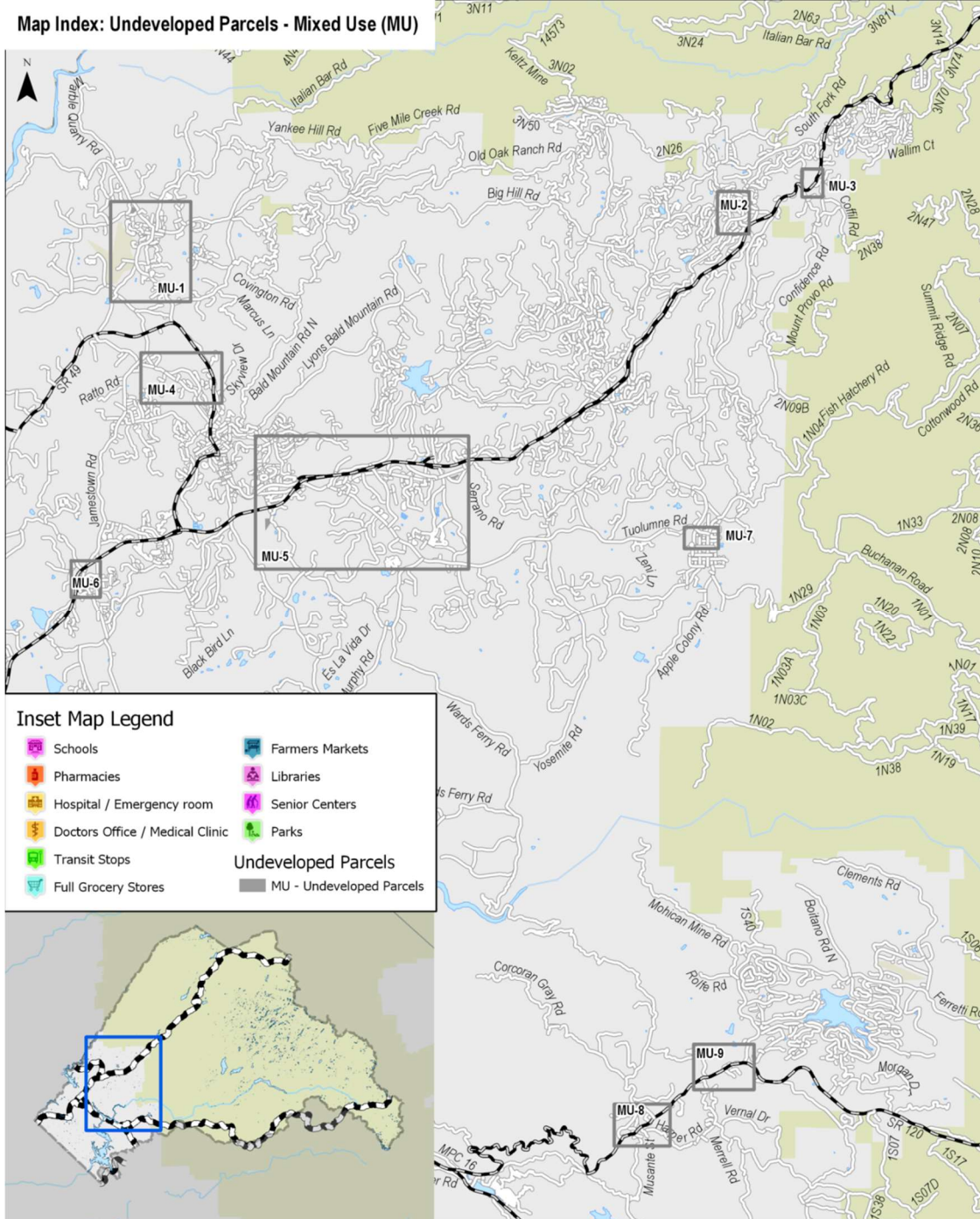


Figure 77
MIXED USE (MU) - COLUMBIA

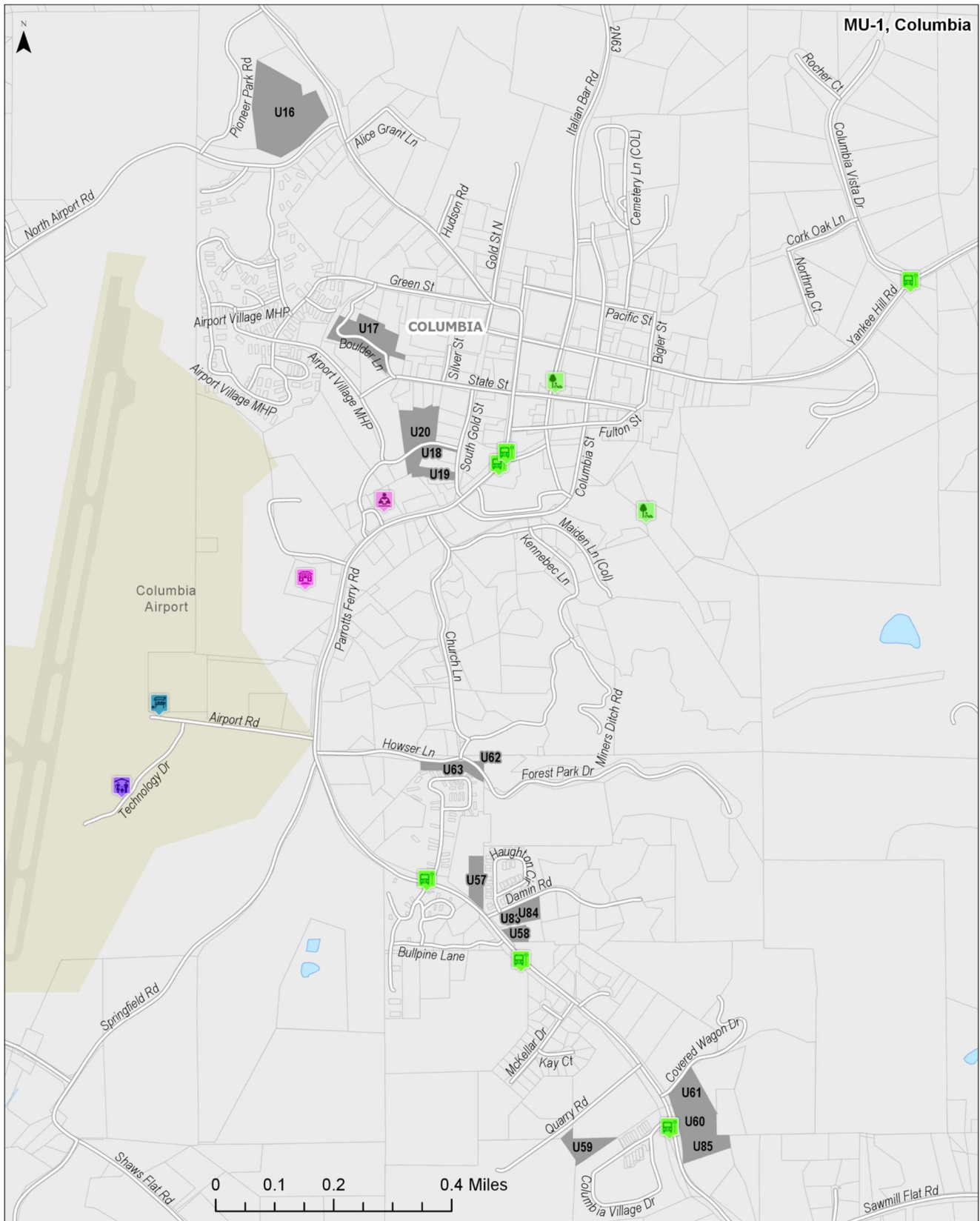


Figure 78
MIXED USE (MU) – TWAIN HARTE

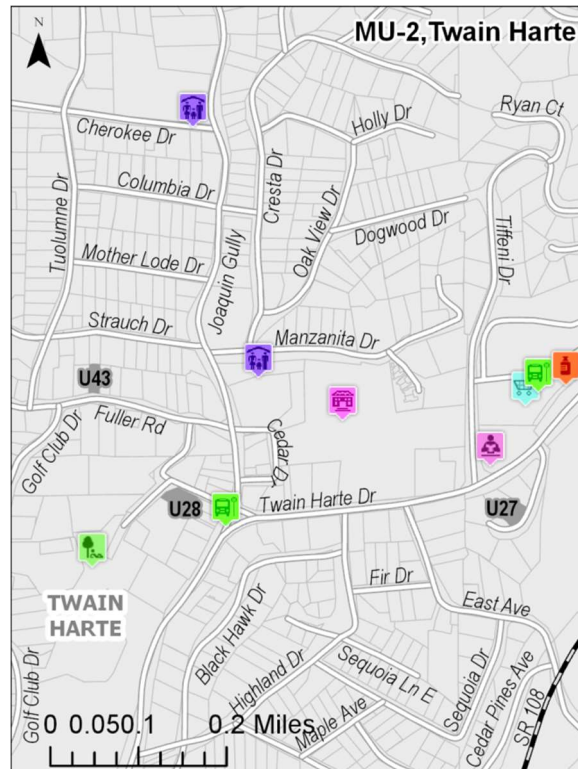


Figure 79
MIXED USE (MU) - CONFIDENCE

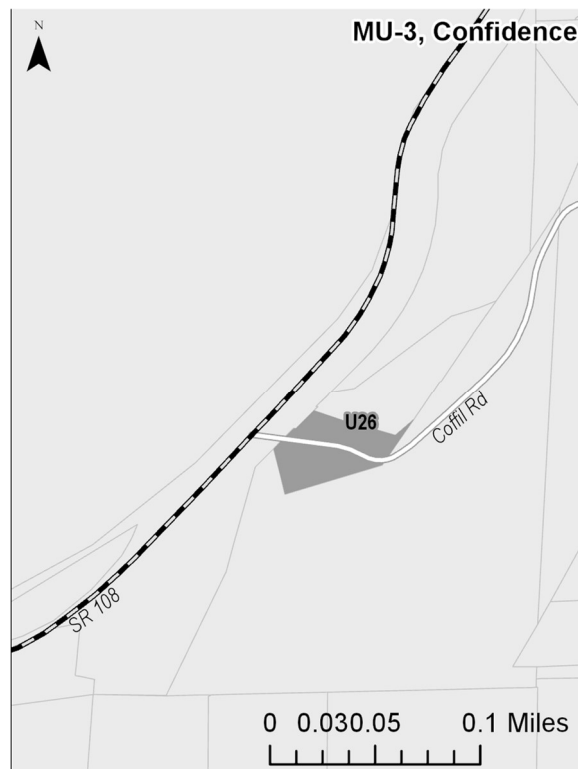


Figure 80
MIXED USE (MU) – SHAWS FLAT



Figure 81
MIXED USE (MU) – EAST SONORA

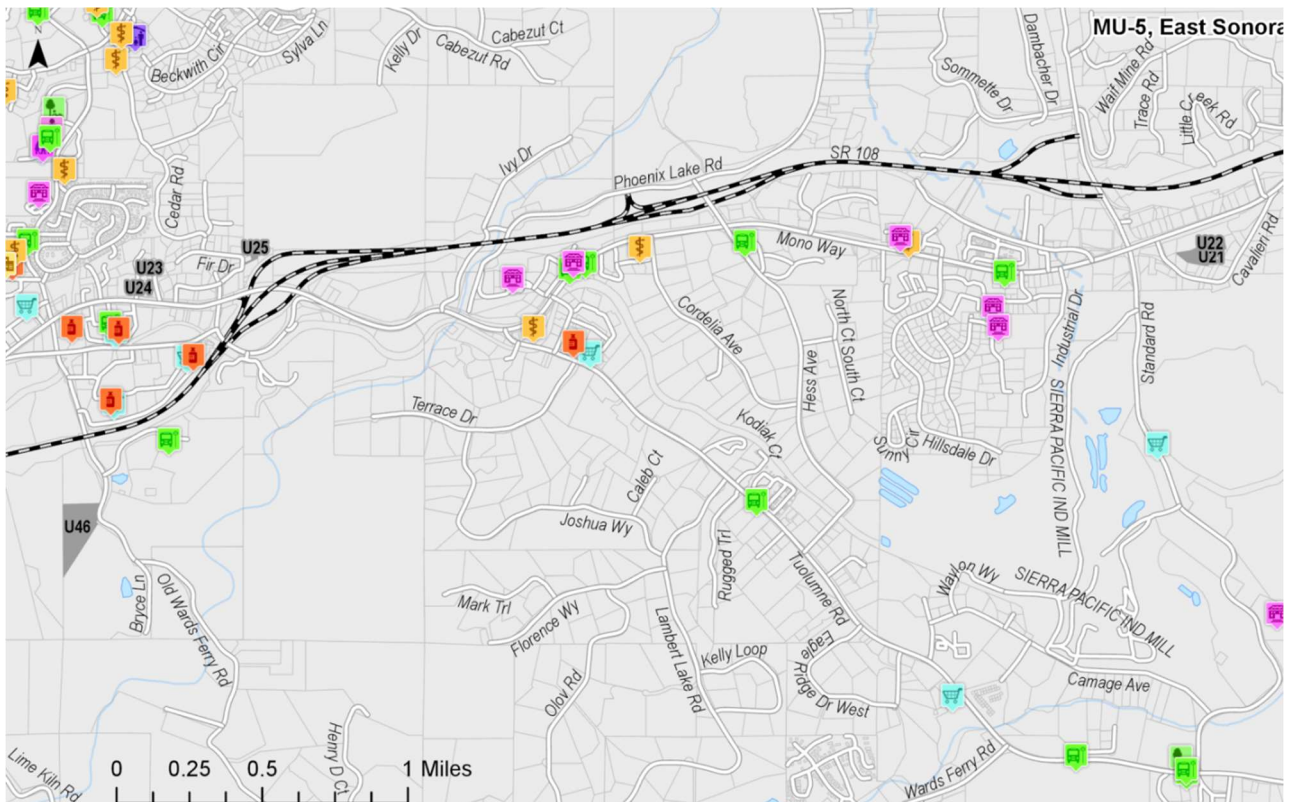


Figure 82
MIXED USE (MU) - JAMESTOWN

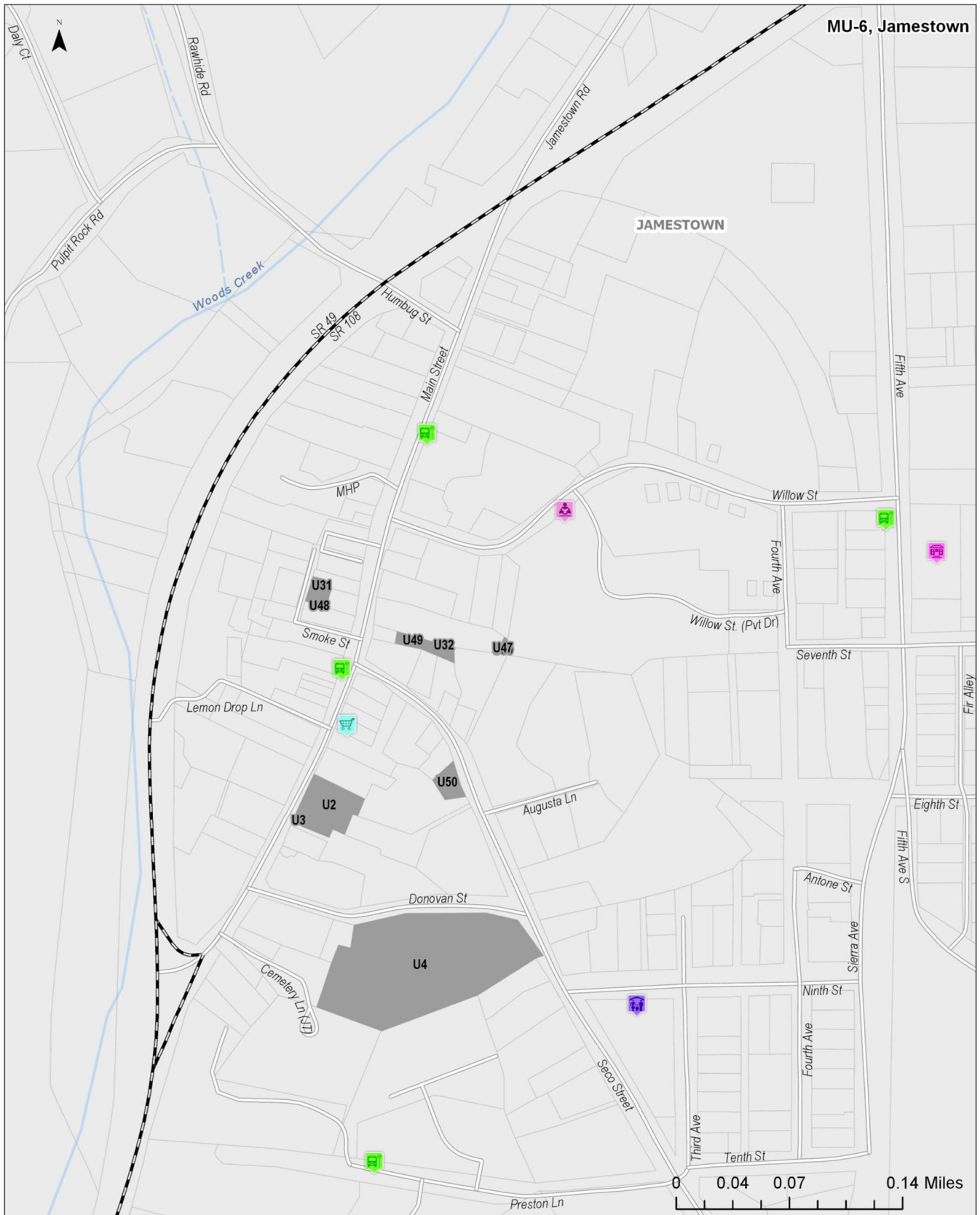


Figure 83
MIXED USE (MU) - TUOLUMNE

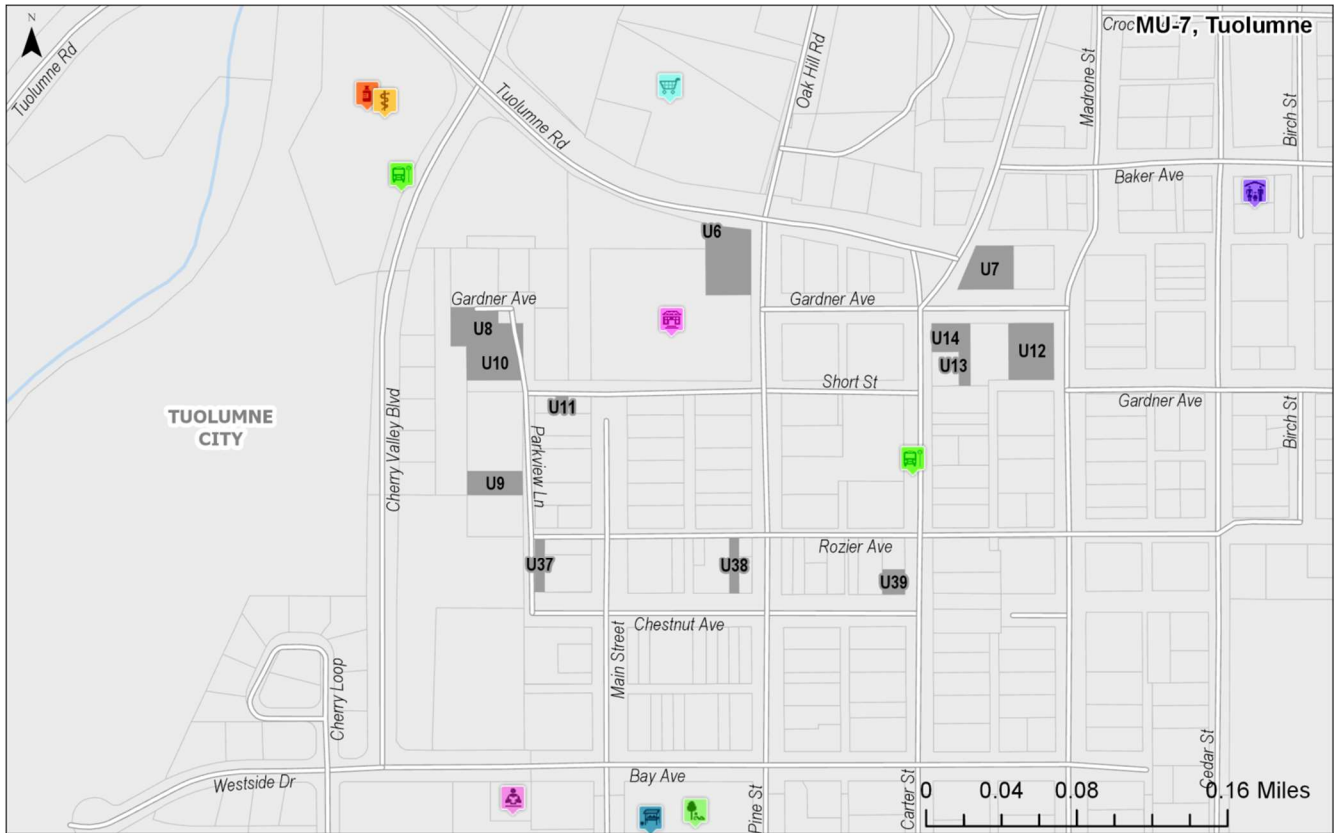


Figure 84
MIXED USE (MU) – BIG OAK FLAT

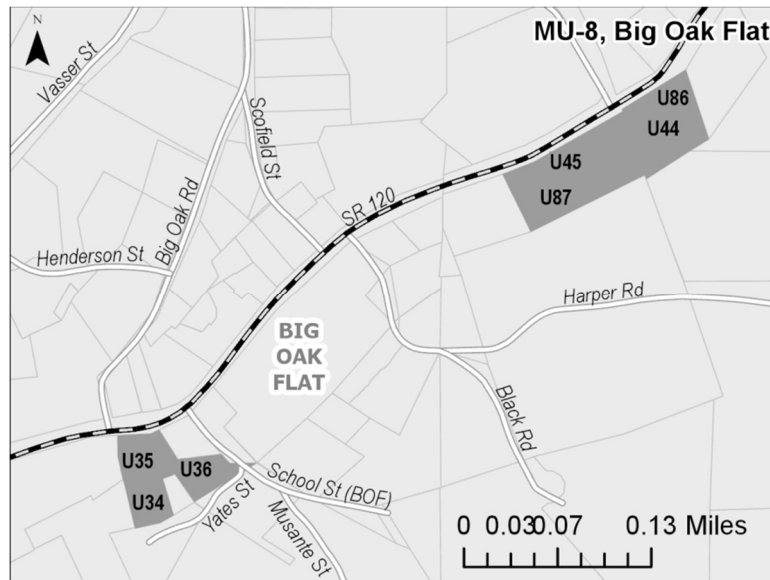
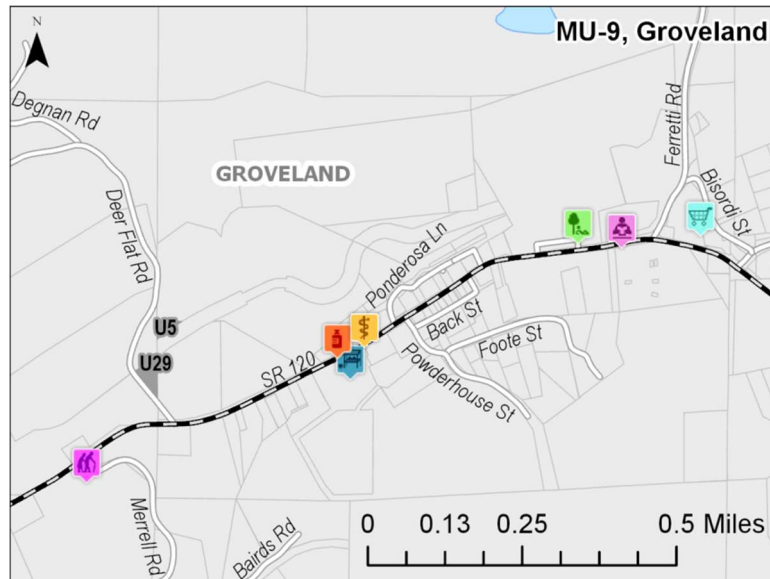


Figure 85
MIXED USE (MU) - GROVELAND



The following chart provides information on each Mixed Use parcel. The “Index” column provides a letter/number identifier that corresponds to its label on the community map. The “APN” column lists the Assessor’s Parcel Number. The “Zoning” Column shows parcel zoning. The “Acres” column shows parcel size. The “Zone Consistent?” column indicates whether or not the parcel has zoning consistent with the land use designation, and the “Map Number” column references the community map where the parcel is located. Total MU acreage is provided at the bottom of the chart along with the number of units that could be built. Maximum allowable density is 15 dwelling units per acre for MU parcels. However, given the site constraints common in foothill communities such as topography, an average of 9 dwelling units was also used to calculate the number of potential units that could be built on MU parcels to provide a conservative estimated range of total potential units that could be built.

Figure 86
MIXED USE GENERAL PLAN DESIGNATION
(Sites Not Used for RHNA at Any Income Level)

| INDEX | APN | ZONING* | Acres | Zone Change? | Map Number |
|-------|-----------|--------------------------------|-------|--------------|------------------|
| U1 | 31620200 | M-U:D:HDP:MX | 0.36 | No | MU-6, Jamestown |
| U2 | 31620200 | M-U:D:HDP:MX | 0.36 | No | MU-6, Jamestown |
| U3 | 31620300 | M-U:D:HDP:MX | 0.06 | No | MU-6, Jamestown |
| U4 | 32103100 | M-U:D:H:MX | 2.85 | No | MU-6, Jamestown |
| U5 | 70600900 | M-U | 0.26 | No | MU-9, Groveland |
| U6 | 90604300 | M-U:D:MX | 0.31 | No | MU-7, Tuolumne |
| U7 | 90771000 | M-U:D:MX | 0.23 | No | MU-7, Tuolumne |
| U8 | 91113100 | M-U:D:MX & Zoning Not Found | 0.27 | No | MU-7, Tuolumne |
| U9 | 91111000 | M-U:D:MX | 0.15 | No | MU-7, Tuolumne |
| U10 | 91111500 | M-U:D:MX | 0.22 | No | MU-7, Tuolumne |
| U11 | 91112700 | M-U:D:MX | 0.03 | No | MU-7, Tuolumne |
| U12 | 91224900 | M-U:D:MX | 0.29 | No | MU-7, Tuolumne |
| U13 | 91225200 | M-U:D:MX | 0.08 | No | MU-7, Tuolumne |
| U14 | 91225800 | M-U:D:MX | 0.09 | No | MU-7, Tuolumne |
| U15 | 331902100 | M-U:MX:AIR | 0.45 | No | MU-4, Shaws Flat |
| U16 | 370410100 | M-U:D:AIR | 5.19 | No | MU-1, Columbia |

| | | | | | |
|-----|-----------|----------------|-------|-----|--------------------|
| U17 | 371120600 | M-U:AIR | 2.28 | No | MU-1, Columbia |
| U18 | 371412100 | M-U:D:H:MX:AIR | 0.11 | No | MU-1, Columbia |
| U19 | 371410900 | M-U:D:H:MX:AIR | 0.30 | No | MU-1, Columbia |
| U20 | 371413200 | M-U:D:AIR | 2.14 | No | MU-1, Columbia |
| U21 | 431510500 | M-U | 0.10 | No | MU-5, East Sonora |
| U22 | 431512900 | M-U:MX | 3.20 | No | MU-5, East Sonora |
| U23 | 441801600 | R-1 | 0.24 | Yes | MU-5, East Sonora |
| U24 | 441804400 | C-1 | 0.12 | Yes | MU-5, East Sonora |
| U25 | 442103100 | M-U:MX | 0.33 | No | MU-5, East Sonora |
| U26 | 471200600 | R-1 | 0.32 | Yes | MU-3, Confidence |
| U27 | 487200300 | M-U:D:MX | 0.23 | No | MU-2, Twain Harte |
| U28 | 491321400 | M-U:D:MX | 0.26 | No | MU-2, Twain Harte |
| U29 | 660700500 | M-U | 0.49 | No | MU-9, Groveland |
| U30 | 31120800 | C-O:D:HDP:MX | 0.02 | Yes | MU-6, Jamestown |
| U31 | 311111100 | C-1:D:HDP:MX | 0.08 | Yes | MU-6, Jamestown |
| U32 | 311211100 | C-1:D:HDP:MX | 0.11 | Yes | MU-6, Jamestown |
| U33 | 31622600 | C-O:D:HDP:MX | 0.13 | Yes | MU-6, Jamestown |
| U34 | 71901500 | R-1 | 0.32 | Yes | MU-8, Big Oak Flat |
| U35 | 71900200 | R-1 | 0.35 | Yes | MU-8, Big Oak Flat |
| U36 | 71900300 | R-1 | 0.52 | Yes | MU-8, Big Oak Flat |
| U37 | 91110700 | C-1:D:MX | 0.06 | Yes | MU-7, Tuolumne |
| U38 | 91120900 | C-1:D:MX | 0.06 | Yes | MU-7, Tuolumne |
| U39 | 91132000 | C-1:D:MX | 0.06 | Yes | MU-7, Tuolumne |
| U40 | 351900100 | R-1:MX | 0.51 | Yes | MU-4, Shaws Flat |
| U41 | 351903600 | R-1 | 0.95 | Yes | MU-4, Shaws Flat |
| U42 | 351903700 | R-1 | 0.15 | Yes | MU-4, Shaws Flat |
| U43 | 490933500 | C-1:D:MX | 0.16 | Yes | MU-2, Twain Harte |
| U44 | 665000900 | RE-1 | 1.03 | Yes | MU-8, Big Oak Flat |
| U45 | 665003000 | RE-1 | 1.60 | Yes | MU-8, Big Oak Flat |
| U46 | 565705500 | A-1 | 53.45 | Yes | MU-5, East Sonora |
| U47 | 31120800 | C-O:D:HDP:MX | 0.02 | Yes | MU-6, Jamestown |
| U48 | 311111100 | C-1:D:HDP:MX | 0.08 | Yes | MU-6, Jamestown |
| U49 | 311211100 | C-1:D:HDP:MX | 0.11 | Yes | MU-6, Jamestown |
| U50 | 31622600 | C-O:D:HDP:MX | 0.13 | Yes | MU-6, Jamestown |
| U51 | 71901500 | R-1 | 0.32 | Yes | MU-8, Big Oak Flat |
| U52 | 71900200 | R-1 | 0.35 | Yes | MU-8, Big Oak Flat |
| U53 | 71900300 | R-1 | 0.52 | Yes | MU-8, Big Oak Flat |
| U54 | 91110700 | C-1:D:MX | 0.06 | Yes | MU-7, Tuolumne |
| U55 | 91120900 | C-1:D:MX | 0.06 | Yes | MU-7, Tuolumne |
| U56 | 91132000 | C-1:D:MX | 0.06 | Yes | MU-7, Tuolumne |
| U57 | 321910600 | R-3:D:AIR | 0.78 | Yes | MU-1, Columbia |
| U58 | 322005700 | R-1:D:MX:AIR | 0.37 | Yes | MU-1, Columbia |
| U59 | 322300700 | C-1:D:AIR | 1.17 | Yes | MU-1, Columbia |
| U60 | 322500100 | R-3:D:MX:AIR | 1.42 | Yes | MU-1, Columbia |

| | | | | | |
|-----|-----------|--------------|------|-----|--------------------|
| U61 | 322500200 | R-3:D:MX:AIR | 1.35 | Yes | MU-1, Columbia |
| U62 | 323401600 | R-3:D:AIR | 0.60 | Yes | MU-1, Columbia |
| U63 | 323401800 | R-3:D:AIR | 0.60 | Yes | MU-1, Columbia |
| U64 | 326700900 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U65 | 326701000 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U66 | 326701100 | R-3:D:MX:AIR | 0.03 | Yes | MU-1, Columbia |
| U67 | 326701200 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U68 | 326701300 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U69 | 326701400 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U70 | 326701500 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U71 | 326701600 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U72 | 326701700 | R-3:D:MX:AIR | 0.03 | Yes | MU-1, Columbia |
| U73 | 326701800 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U74 | 326701900 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U75 | 326702000 | R-3:D:MX:AIR | 0.03 | Yes | MU-1, Columbia |
| U76 | 326702100 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U77 | 326702200 | R-3:D:MX:AIR | 0.03 | Yes | MU-1, Columbia |
| U78 | 326702900 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U79 | 326703000 | R-3:D:MX:AIR | 0.02 | Yes | MU-1, Columbia |
| U80 | 326703300 | R-3:D:MX:AIR | 0.03 | Yes | MU-1, Columbia |
| U81 | 326703400 | R-3:D:MX:AIR | 0.03 | Yes | MU-1, Columbia |
| U82 | 326703500 | R-3:D:MX:AIR | 0.03 | Yes | MU-1, Columbia |
| U83 | 326703800 | C-1:D:MX:AIR | 0.17 | Yes | MU-1, Columbia |
| U84 | 326703900 | C-1:D:MX:AIR | 0.49 | Yes | MU-1, Columbia |
| U85 | 330320500 | R-3:D:MX:AIR | 1.02 | Yes | MU-1, Columbia |
| U86 | 665000900 | RE-1 | 1.03 | Yes | MU-8, Big Oak Flat |
| U87 | 665003000 | RE-1 | 1.60 | Yes | MU-8, Big Oak Flat |

*See AppendixBfor a Description of Zoning Categories

Total Acres = 94

1,410 Units @ 15 DU/Acre

846 Units @ 9 DU/Acre

Sites Suitable for Lower Income Housing

The County analyzed HDR and MU sites that are suitable for affordable housing for low-income households to meet the County's RHNA goal. The County's five-year RHNA goal for lower income households is 62 extremely low-income units, 63 very low-income units, and 93 low-income units for a total of 218 lower-income units. All sites on the following table are vacant and located within identified communities, which are adjacent to or near services and amenities. All identified sites are half an acre to 10 acres in size, with wet and dry utilities available within 300 feet of the site or closer. Parcels with slopes greater than 30 percent were not included in the table, as land with an average slope greater than 30 percent is considered a constraint to development because of threat for landslides and mudflows.

Zoning for each parcel is provided in the chart along with an indication as to whether the General Plan Designation and zoning are consistent.

Parcels identified in the past two Housing Element updates as suitable for housing for lower-income households can be developed through a streamlined process (without discretionary permits) if the developer restricts at least 20% of the units to households earning no more than 80% of the area median income, Assessor Parcel Numbers with an asterisk indicate that they are parcels subject to the

streamlined process.

To estimate the density of units that could be constructed on each site, land use controls such as zoning and development standards and environmental constraints have been considered when estimating the true potential for units. Constraints including oak woodland habitat, aquatic habitat, the presence of mapped wetlands and other density restrictions, such as being located within an Airport Overlay District, reduced the density per acre from a maximum of 15 units per acre, based on the nature and extent of the environmental constraint. These constraints, while identified for several sites, can either be mitigated or avoided and are not known to preclude development.

For example, a wetland (based on mapping from the US Fish and Wildlife Service) on a site would directly impact the number of potential units due to required setbacks from this habitat, and therefore the maximum site density was reduced. The presence of a sensitive species or being located within the range of a sensitive species, as mapped by the California Natural Diversity Database (published by the California Department of Fish and Wildlife), would impact the potential of full site buildout as avoidance or other setbacks may be required. Blue line streams depicted on the US Geological Survey quadrangle maps, either perennial (PER) or intermittent (INT), were also used to evaluate potential site constraints that would limit the full buildout to 15 units per acre.

Potentially, 355 units could be developed to meet the extremely low-, very low- and low-income component of the County's RHNA. The County's RHNA goal is 218 units for lower-income households.

Figure 87
SITES SUITABLE FOR LOWER INCOME HOUSING TO MEET RHNA GOALS

| INDEX | APN | Land Use Desig. | Zoning | Acres | Zoning Consistent | Blue Line Stream | Sensitive Species in Vicinity | Wetland | Setback | Other Site Challenges | Estimated Units du/acre | Total Units |
|-------------|------------|-----------------|-------------------|-------|-------------------|------------------|-------------------------------|---------|----------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------|-------------|
| U16 | 370410100 | MU | M-U:D:AIR | 5.19 | No | No | No | No | 15 feet F/B, 6 Sides with FBP approval | Oak Woodland, ALUC Zone B1 and Zone C | 8 | 42 |
| U20 | 371413200 | MU | M-U:D:AIR | 2.14 | No | No | No | No | 15 feet F/B, 6 Sides with FBP approval | ALUC Zone D, Oak Woodland | 8 | 17 |
| U4 | 32103100* | MU | M-U:D:H:MX | 2.85 | No | No | Yes | No | 15 feet F/B, 6 Sides with FBP approval | None | 8 | 23 |
| U17 | 371120600* | MU | M-U:AIR | 2.28 | No | No | No | No | 15 feet F/B, 6 Sides with FBP approval | ALUC Zone D, Oak Woodland | 8 | 18 |
| U57 | 321910600* | MU | R-3:D:AIR | 0.78 | Yes | No | No | No | 15 Front/Rear, 6 side | Oak Woodland, ALUC Zone D, Configuration | 10 | 8 |
| U59 | 322300700 | MU | C-1:D:AIR | 1.17 | Yes | No | No | No | 15 feet F/B, 6 Sides with FBP approval | ALUC Zone C, Configuration | 8 | 9 |
| U60 | 322500100 | MU | R-3:D:MX:AIR | 1.42 | Yes | No | No | No | 15 feet F/B, 6 Sides with FBP approval | Oak Woodland, ALUC Zone D | 6 | 9 |
| U61 | 322500200 | MU | R-3:D:MX:AIR | 1.35 | Yes | No | No | No | 15 feet F/B, 6 Sides with FBP approval | Oak Woodland, ALUC Zone D, configuration | 6 | 8 |
| U85 | 330320500 | MU | R-3:D:MX:AIR | 1.02 | Yes | No | No | No | 15 feet F/B, 6 Sides with FBP approval | Oak Woodland, ALUC Zone D | 8 | 8 |
| H6 | 90102800* | HDR | R-3:PD | 4.89 | No | No | Yes | No | 15 feet F/B, 6 Sides with FBP approval | aquatic habitat | 5 | 24 |
| H9 | 90607800* | HDR | R-3:D:MX & R-3:MX | 2.33 | No | No | Yes | No | 15 feet F/B, 6 Sides with FBP approval | None | 8 | 19 |
| H21 | 371410100 | HDR | R-3:AIR | 0.57 | No | No | No | No | 15 Front/Rear, 6 side | ALUC Zone D | 8 | 5 |
| H70 | 901701400* | HDR | R-3:MX | 0.96 | No | Yes-INT | No | Yes | 15 Front/Rear, 6 side | Drainage on site | 5 | 5 |
| H71 | 901702000* | HDR | R-3:MX | 1.29 | No | Yes-INT | No | Yes | 15 feet F/B, 6 Sides with FBP approval | Oak Woodland | 8 | 10 |
| H78 | 902506200 | HDR | R-3:MX | 0.70 | No | No | No | No | 15 Front/Rear, 6 side | None | 8 | 6 |
| H122 | 30203600 | HDR | AE-37 & O | 7.77 | Yes | Yes- PER | Yes | Yes | 15 feet F/B, 6 Sides with FBP approval | Open Space Zoning along drainage | 8 | 62 |
| H90 | 32801000 | HDR | AE-37:D | 2.92 | Yes | No | Yes | Yes | 15 feet F/B, 6 Sides with FBP approval | Access needs to be developed in conjunction with development of adjacent parcels | 8 | 23 |
| H87 | 32801400 | HDR | AE-37:D | 3.94 | Yes | No | Yes | No | 15 feet F/B, 6 Sides with FBP approval | aquatic habitat | 5 | 20 |
| H92 | 32801500 | HDR | AE-37:D | 6.17 | Yes | No | Yes | No | 15 feet F/B, 6 Sides with FBP approval | topography | 5 | 31 |
| H93 | 32803301 | HDR | R-1:D & R-1:D:H | 2.26 | Yes | No | Yes | No | 15 feet F/B, 6 Sides with FBP approval | Access needs to be developed in conjunction with development of adjacent parcels, aquatic habitat | 3 | 7 |
| H88 | 32803500 | HDR | AE-37:D | 0.86 | Yes | No | Yes | No | 15 Front/Rear, 6 side | Access needs to be developed in conjunction with development of adjacent parcels, aquatic habitat | 3 | 3 |
| TOTAL ACRES | | | | 52.86 | | | | | | Total Units | | 355 |

Notes

Proximity to Airport - Properties located within the boundaries of the Airport Land Use Commission may have additional density or height restrictions over and above the requirements of the base zoning district. Assessor's Parcel Number 37-041-01 is located in ALUC Zone C and B1 and 32-230-07 is located entirely within Zone C. The maximum allowable persons per acre in Zone B1 is 50, and in Zone C is 225. Estimating approximately 2.3 people per household, the density shown for APNs 37-041-01 and 32-230-07 is consistent with the ALUC plan, with the clustering of units on APN 32-230-07 to meet the ALUC Plan requirements. Zone D does not have any density restrictions, but only requires that hazards to flight, such as physical (tall objects), visual, or electronic forms of interference with the safety of aircraft be prohibited.

Set Backs – Building set back requirements can impact the number of units that can be developed on a site. Set back requirements are provided for each parcel and this information was factored into the final calculation as to the number of potential units for the site. The Tuolumne County Fire Prevention Bureau (FPB) has the ability to reduce site-specific setbacks based on project design features and construction materials.

Oak Woodland/Aquatic Resources - Potential density on properties with oak woodland or aquatic habitat were also adjusted to reflect the environmental constraints on a site. If environmental resources are avoided by project design, while overall density goes down, the cost of the project is also reduced because the need for mitigation measures to address impacts is reduced.

MEDIUM DENSITY RESIDENTIAL

The following series of maps show vacant sites with a Medium Density (MDR) Residential General Plan designation. The first map is the index map. It is followed by a series of community maps identifying each vacant parcel and services, if any, near the vacant parcels. There is a chart following these maps with information on each parcel.

Figure 88
UNDEVELOPED PARCELS – MEDIUM DENSITY RESIDENTIAL (MDR)

Map Index: Undeveloped Parcels - Medium Density Residential (MDR)

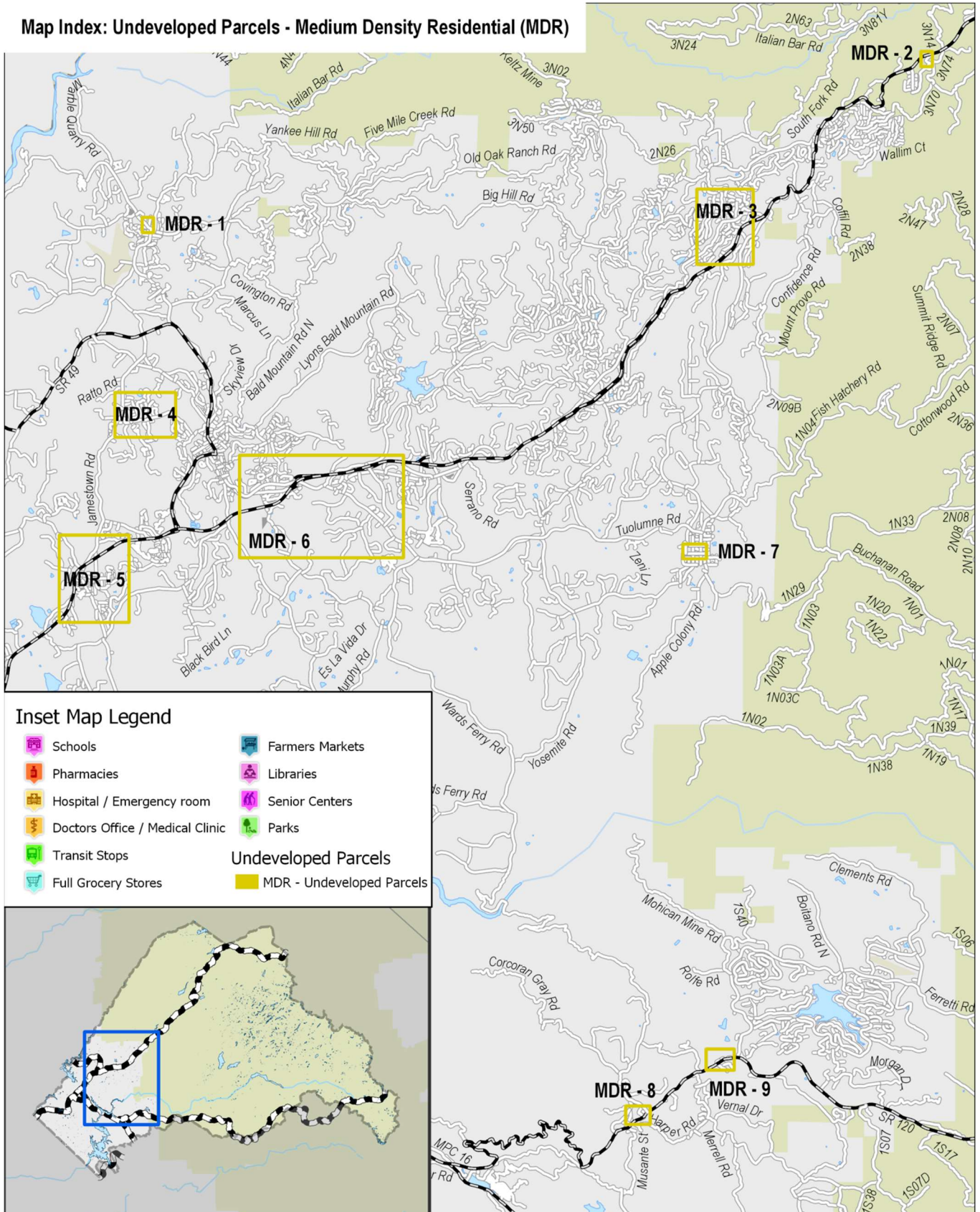


Figure 89
MEDIUM DENSITY RESIDENTIAL (MDR) – COLUMBIA



Figure 90
MEDIUM DENSITY RESIDENTIAL (MDR) – LONG BARN

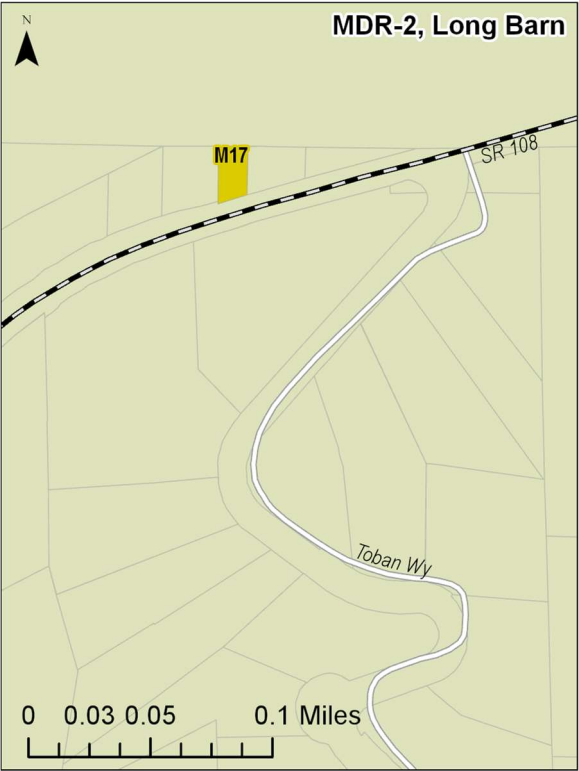


Figure 91
MEDIUM DENSITY RESIDENTIAL (MDR) - TWAIN HARTE

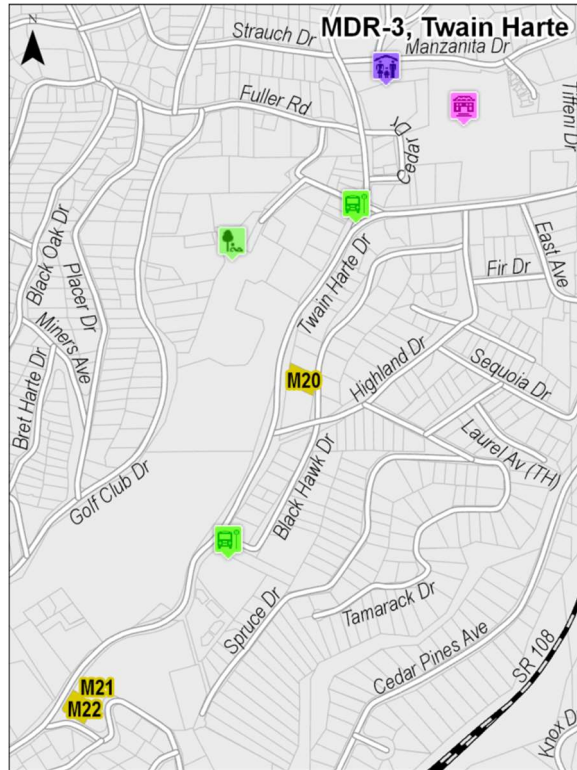


Figure 92
MEDIUM DENSITY RESIDENTIAL (MDR) - RACETRACK

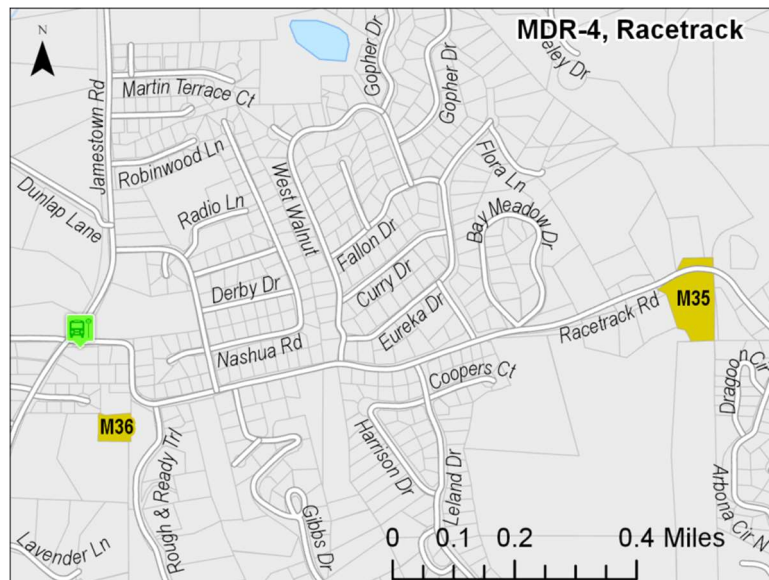


Figure 93
MEDIUM DENSITY RESIDENTIAL (MDR) - JAMESTOWN

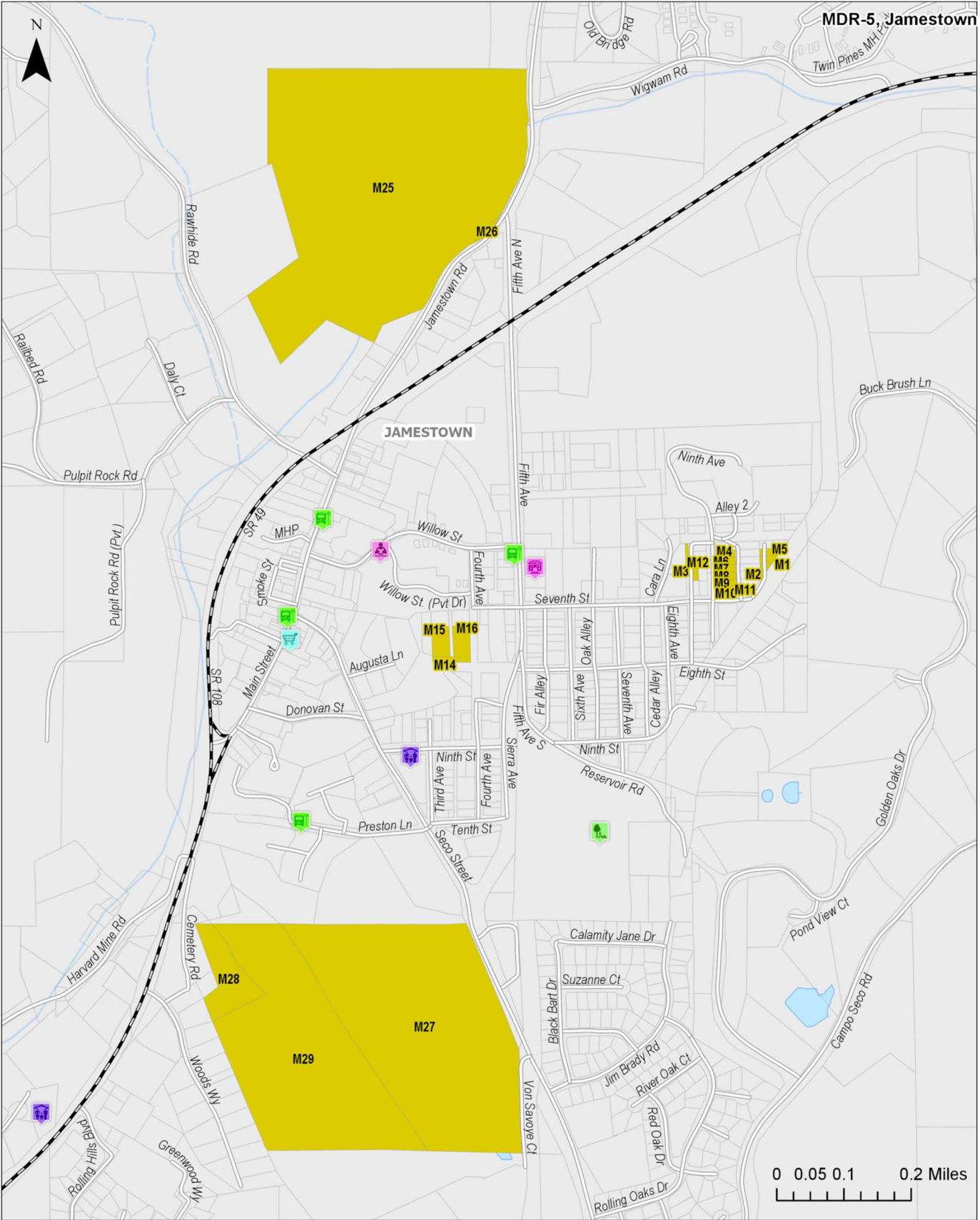


Figure 94
MEDIUM DENSITY RESIDENTIAL (MDR) – EAST SONORA

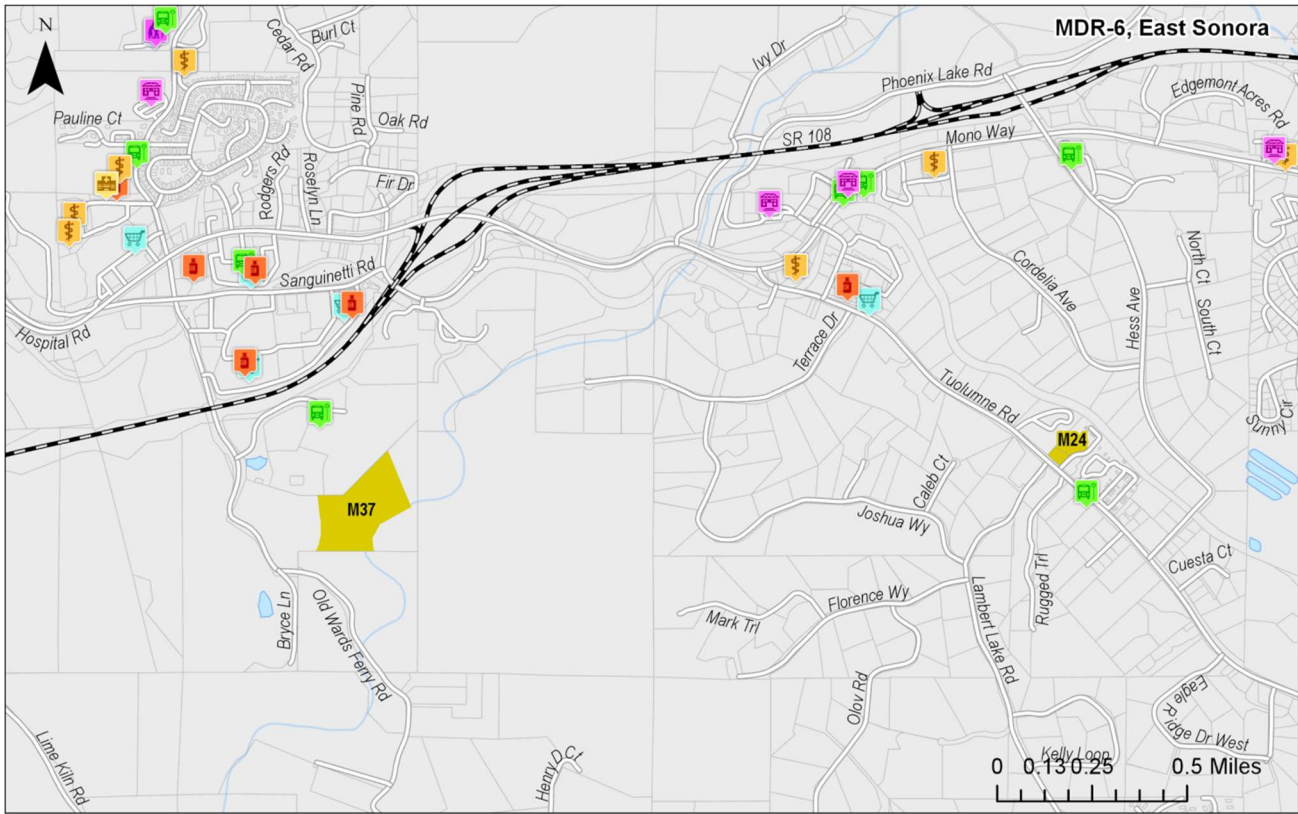


Figure 95
MEDIUM DENSITY RESIDENTIAL (MDR) - TUOLUMNE

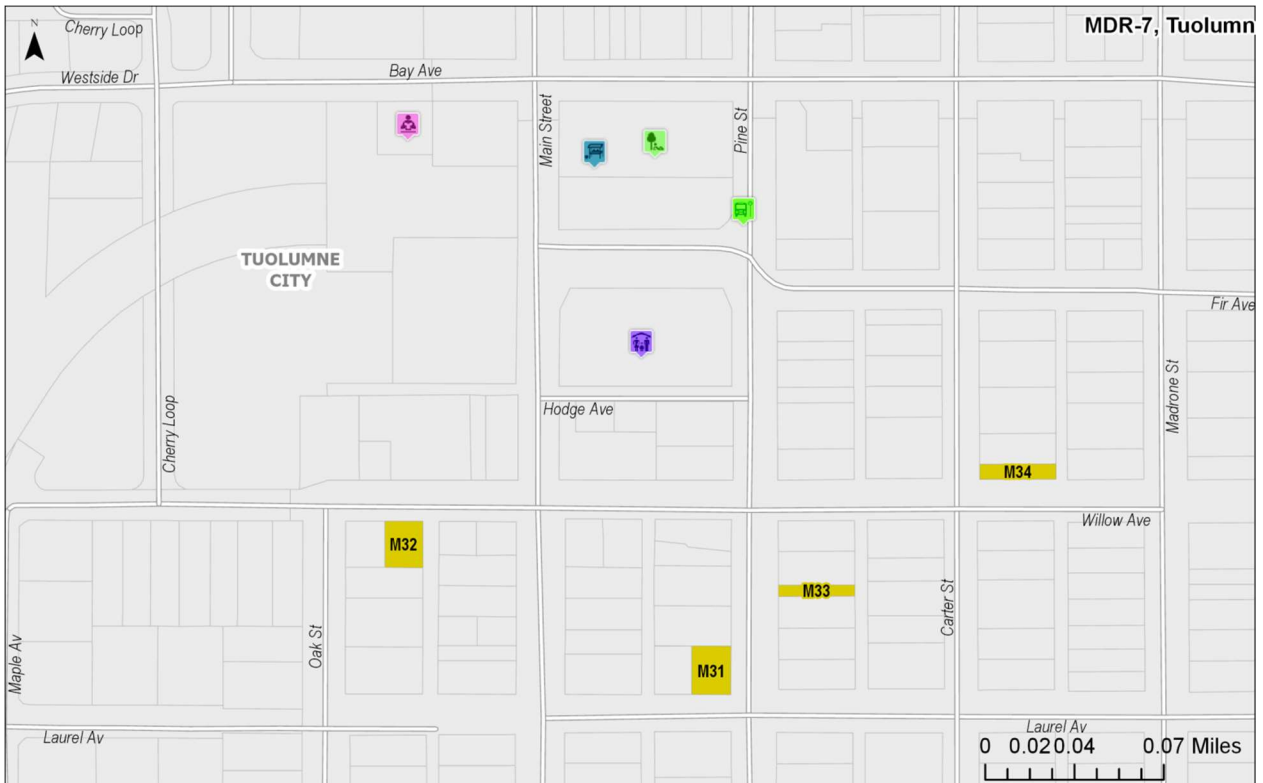


Figure 96
MEDIUM DENSITY RESIDENTIAL (MDR) – BIG OAK FLAT

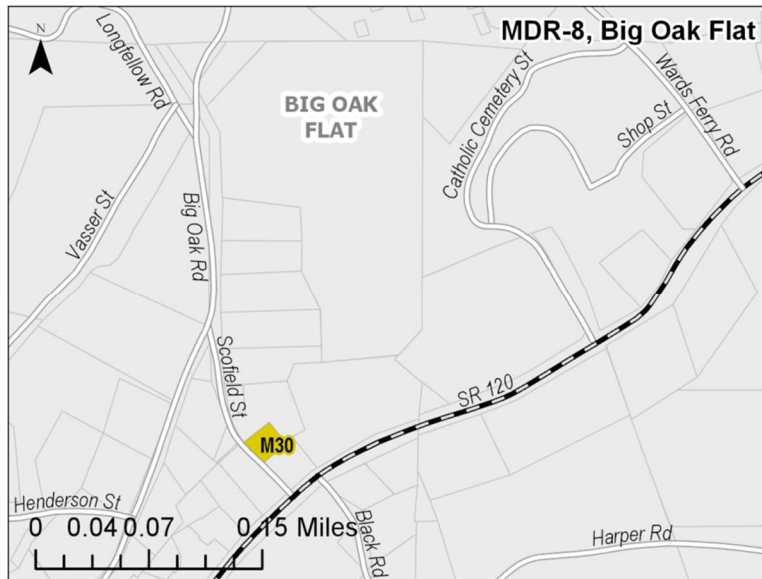
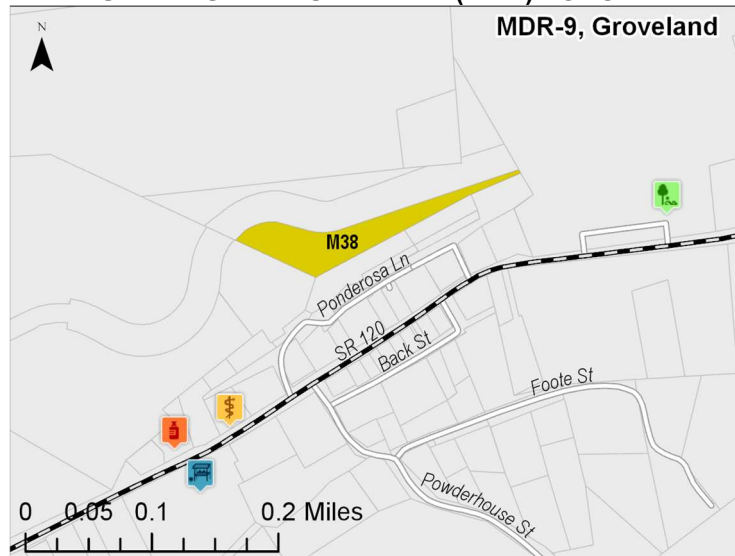


Figure 97
MEDIUM DENSITY RESIDENTIAL (MDR) - GROVELAND



The following chart provides information on each Medium Density Residential (MDR) parcel. The “Index” column provides a letter/number identifier that corresponds to its label on the community map. The “APN” column lists the Assessor’s Parcel Number. The “Zoning” Column shows parcel zoning. The “Acres” column shows parcel size. The “Zone Consistent?” column indicates whether or not the parcel has zoning consistent with the land use, and the “Map Number” column references the community map where the parcel is located. Total MDR acreage is provided at the bottom of the chart along with the number of units that could be built. Maximum allowable density is 12 dwelling units per acre for MDR parcels. However, given the site constraints common in foothill communities such as topography, an average of 9 dwelling units was also used to calculate the number of potential units that could be built on MDR parcels to provide a conservative estimated range of total potential units. MDR parcels are well suited for the development of housing affordable to moderate income households earning at or below 120% of the area median income. While other types of parcels, including HDR, MU and LDR can also be suitable for moderate income housing, MDR parcels were analyzed to determine whether the County has suitable vacant land available to meet the RHNA goal of 87 moderate-income units. Based on a conservative density of 9 dwellings per acre, 1,348 units could be constructed to meet the County’s moderate-income housing goal.

Figure 98
MEDIUM DENSITY RESIDENTIAL GENERAL PLAN DESIGNATION
Sites for Moderate Income Residential Development

| INDEX | APN | ZONING* | Acres | Zone Consistent? | Map Number | Potential Units 9 du/acre | Potential Units 12 du/acre |
|--------------|------------|----------------|--------------|-------------------------|---------------------|--------------------------------------|---------------------------------------|
| M1 | 31405000 | R-2 | 0.10 | No | MDR-5, Jamestown | 0.90 | 1.20 |
| M2 | 31405300 | R-2 | 0.09 | No | MDR-5, Jamestown | 0.81 | 1.08 |
| M3 | 31402500 | O | 0.08 | Yes | MDR-5, Jamestown | 0.72 | 0.96 |
| M4 | 31404300 | R-2 | 0.12 | No | MDR-5, Jamestown | 1.08 | 1.44 |
| M5 | 31404700 | R-2 | 0.13 | No | MDR-5, Jamestown | 1.17 | 1.56 |
| M6 | 31404800 | R-2 | 0.12 | No | MDR-5, Jamestown | 1.08 | 1.44 |
| M7 | 31405100 | R-2 | 0.12 | No | MDR-5, Jamestown | 1.08 | 1.44 |
| M8 | 31405400 | R-2 | 0.12 | No | MDR-5, Jamestown | 1.08 | 1.44 |
| M9 | 31405600 | R-2 | 0.12 | No | MDR-5, Jamestown | 1.08 | 1.44 |
| M10 | 31405800 | R-2 | 0.12 | No | MDR-5, Jamestown | 1.08 | 1.44 |
| M11 | 31405900 | R-2 | 0.11 | No | MDR-5, Jamestown | 0.99 | 1.32 |
| M12 | 31406200 | R-2 | 0.11 | No | MDR-5, Jamestown | 0.99 | 1.32 |
| M13 | 31406400 | R-2 | 0.12 | No | MDR-5, Jamestown | 1.08 | 1.44 |
| M14 | 31830300 | R-2:D | 0.12 | No | MDR-5, Jamestown | 1.08 | 1.44 |
| M15 | 31830500 | R-2:D | 0.47 | No | MDR-5, Jamestown | 4.23 | 5.64 |
| M16 | 31830700 | R-2:D | 0.53 | No | MDR-5, Jamestown | 4.77 | 6.36 |
| M17 | 283500400 | R-2:MX | 0.15 | No | MDR-2, Long Barn | 1.35 | 1.80 |
| M18 | 370720200 | R-2:D:AIR | 0.37 | No | MDR-1, Columbia | 3.33 | 4.44 |
| M19 | 370720700 | R-2:D:AIR | 0.70 | No | MDR-1, Columbia | 6.30 | 8.40 |
| M20 | 491821200 | R-2:D:MX | 0.22 | No | MDR-3, Twain Harte | 1.98 | 2.64 |
| M21 | 500401200 | R-2:D:MX | 0.24 | No | MDR-3, Twain Harte | 2.16 | 2.88 |
| M22 | 500401300 | R-2:D:MX | 0.23 | No | MDR-3, Twain Harte | 2.07 | 2.76 |
| M23 | 972805800 | C-1 & O | 0.49 | Yes | MDR-6, East Sonora | 4.41 | 5.88 |
| M24 | 972805900 | C-1 & O | 0.97 | Yes | MDR-6, East Sonora | 8.73 | 11.64 |
| M25 | 30102800 | AE-37 & O | 49.22 | Yes | MDR-5, Jamestown | 442.98 | 590.64 |
| M26 | 30102900 | AE-37 & O | 0.09 | Yes | MDR-5, Jamestown | 0.81 | 1.08 |
| M27 | 32801600 | AE-37 | 28.00 | Yes | MDR-5, Jamestown | 252.00 | 336.00 |
| M28 | 32803600 | AE-37 | 2.35 | Yes | MDR-5, Jamestown | 21.15 | 28.20 |
| M29 | 32803700 | AE-37 | 22.28 | Yes | MDR-5, Jamestown | 200.52 | 267.36 |
| M30 | 71600400 | R-1 | 0.16 | Yes | MDR-8, Big Oak Flat | 1.44 | 1.92 |
| M31 | 91371400 | R-2:MX | 0.10 | No | MDR-7, Tuolumne | 0.90 | 1.20 |
| M32 | 91381300 | R-2:MX | 0.11 | No | MDR-7, Tuolumne | 0.99 | 1.32 |
| M33 | 91621100 | R-2:MX | 0.05 | No | MDR-7, Tuolumne | 0.45 | 0.60 |
| M34 | 91630400 | R-2:D:MX | 0.07 | No | MDR-7, Tuolumne | 0.63 | 0.84 |
| M35 | 340901100 | RE-2:MX | 4.09 | Yes | MDR-4, Racetrack | 36.81 | 49.08 |
| M36 | 341603900 | R-2:MX | 0.98 | No | MDR-4, Racetrack | 8.82 | 11.76 |
| M37 | 565706400 | AE-37 & O-1 | 34.04 | Yes | MDR-6, East Sonora | 306.36 | 408.48 |
| M38 | 70310100 | C-1 | 2.30 | Yes | MDR-9, Groveland | 20.70 | 27.60 |

*See Appendix B for a Description of Zoning Categories

Total Acres = 149.79
1,797 Dwelling Units/Acre @ 12 DU/Acre
1,348 Dwelling Units @ 9 DU/Acre

Single Family Residential

The preceding analysis has focused on land designated by the General Plan for multiple-family housing. The analysis does not consider land designated for single-family residential development or rural residential development. The County's RHNA goal for above moderate-income units over the next five years is 220 units. The County is required to ensure that there is sufficient vacant land suitable for above moderate-income housing. An inventory of Low Density Residential parcels has been established on the County's website at <https://www.tuolumnecounty.ca.gov/DocumentCenter/View/12681/Vacant-Low-Density-Residential-Parcels>. The inventory is provided online rather than as an attachment to the Housing Element because of the length of the document. The inventory lists the Assessor's Parcel Number, zoning, whether or not the zoning is consistent with the General Plan Designation, and whether or not the parcel is located within an identified community. While not a cumbersome process if rezoning is done to be consistent with the land use designation, it is an additional step needed for development. The designation as to whether a parcel is located in an identified community is provided to demonstrate whether or not the parcel is located in a developed area where services and utilities are more likely to be available.

In summary, there are approximately 2,419 vacant acres of Low Density Residential land in the unincorporated area of Tuolumne County. Approximately 79% of the acreage is within an identified community which places it closer to services and amenities. Approximately 74% of the acreage does not require a zone change and approximately 58% of the acreage does not require a zone change and is located within a defined community.

Figure 99
LOW DENSITY RESIDENTIAL VACANT PARCELS

| LOW DENSITY RESIDENTIAL PARCELS | ACRES | PERCENT OF TOTAL |
|------------------------------------------------------------------|--------------|-------------------------|
| TOTAL ACREAGE | 2,419 | 100% |
| ACREAGE W/IN IDENTIFIED COMMUNITY | 1,922 | 79% |
| ACREAGE W/CONSISTENT ZONING | 1,780 | 74% |
| ACREAGE W/IN IDENTIFIED COMMUNITY & CONSISTENT ZONING | 1,411 | 58% |

The number of LDR units allowed varies depending on the zoning. It can range from one dwelling unit per 10 acres down to one dwelling per acre. The majority of vacant parcels in the LDR inventory have R-1 zoning which allows one dwelling per acre. It should be noted that new state laws concerning accessory dwelling units allow an additional unit on each parcel. The County has sufficient vacant land suitable for single-family development. These parcels provide the inventory needed to meet the five-year RHNA goal of 220 above-moderate income residential dwellings.

Minimum Density Requirements

On December 7, 2004, the County adopted Ordinance 2595 which among other changes added a minimum residential density requirement for the R-1 (Single Family Residential), R-2 (Medium Density Residential), R-3 (High Density Residential), M-U (Mixed Use) and RE-1 (Residential Estate, One Acre Minimum) zoning districts. The Ordinance Code establishes that the minimum residential density is required exclusive of areas zoned Open Space or Open Space -1, designated for park or recreational facilities or encumbered by or proposed for deeded or dedicated easements, unless the property owner can demonstrate and the Board of Supervisors determines that physical or environmental constraints on the property make development to the minimum density infeasible. Minimum density requirements help ensure that vacant land, especially multi-family parcels that are near services, is developed in a manner that is consistent with the 2018 General Plan policies that encourages development in identified communities.

**Figure 100
RESIDENTIAL ZONING DISTRICTS**

| Zoning District | Minimum Density | Maximum Density | Comments |
|-----------------------------------------------|------------------------|------------------------|--------------------------------------------------------------------|
| R-1 (Single Family Residential) | 3 du per acre | 6 du per acre. | public sewer and water required |
| R-2 (Medium Density Residential) | 6 du per acre | 12 du per acre | |
| R-3 (Multi-Family Residential) | 8 du per acre | 15 du per acre | |
| M-U (Mixed Use) | 8 du per acre | 15 du per acre | |
| RE-1 (Residential Estate, one acre minimum) | 1 du per two acres | 1 du/acre | Additional unit allowed in compliance with TCOC Section 17.52.200. |
| RE-2 (Residential Estate, two acre minimum) | None | 1 du/2 acres | |
| RE-3 (Residential Estate, three acre minimum) | None | 1 du/3 acres | |
| RE-5 (Residential Estate, five acre minimum) | None | 1 du/5 acres | |
| RE-10 (Residential Estate, ten acre minimum) | None | 1 du/10 acres | |

Density analysis

Prior to the adoption of the 2018 General Plan, the County reviewed the land use map to encourage growth in areas where services exists, such as infrastructure, and directs development away from areas with limited growth potential due to the lack of adequate public services and facilities and areas which are constrained by natural characteristics that do not lend themselves to development, such as steep slopes. This was founded in the work completed for the Tuolumne Tomorrow: Tuolumne County Regional Blueprint Planning Report Preferred Growth Alternative. Through this coordinated effort, the City of Sonora, Tuolumne County, the Tuolumne County Transportation Council (TCTC), and community members developed Guiding Principles for growth and development and studied the potential effects of the likely land use development pattern and possible alternative growth scenarios on the transportation system, housing, local economy, quality of life, natural resources, and the environment. This planning process utilized growth forecasts derived from calculations conducted utilizing the U-Plan model and the Tuolumne County Regional Travel Demand Model.

Prior to designating land for multiple-family residential uses, the County evaluated parcels to determine the presence of steep slopes, target wildlife habitats, soils which support special status plants or high value agricultural land, capable fault zones, flood zones and wetlands. Land with constraints described above are not ideal candidates for multiple-family residential uses. Similarly, land under Williamson Act land conservation contract or zoned TPZ (Timberland Production) was not considered for multiple-family residential designation. Land designated MDR, HDR, and MU is anticipated to be able to provide the majority of the affordable housing within the county over the remainder of the planning period. Single-room occupancy units are allowed within these General Plan Designations.

In Tuolumne County, land developers find it to be more cost effective to create subdivisions greater than two acres, due to the lack of public improvements required specifically, public water and sewer systems. On parcels greater than three acres in size, power utility lines are not required to be undergrounded, and public sewer is not required. Off-site road improvements usually constitute the greatest expense in developing these projects.

A duplex or triplex is permitted within the R-3 zoning district without discretionary review. A duplex or two residences are allowed in the R-2 zoning district without discretionary review. Development to a density of one unit per less than two acres requires paved roads and public water. Development to a density of three

units per acre also requires public sewer service. There are currently five public sewer districts within Tuolumne County. There are seven community water systems under local jurisdiction and 54 community water systems (excluding the Department of Corrections) under state jurisdiction. A community water system is defined as a public water system that regularly provides water to year-long residents. Approximately 27% of the county residents receive domestic water from private water wells and approximately 52% dispose of wastewater through on-site sewage treatment and disposal systems.

Analysis conducted in the Environmental Impact Report certified for the Tuolumne County General Plan Update which was approved on January 3, 2019 indicates that public water and sewer system capacity is available to accommodate the expected population increase through 2040. A recent study performed by the Tuolumne Utilities District indicates that the District will have enough water to support anticipated growth through the year 2036. Affordable housing is typically constructed in urban settings at densities which require urban services. Service providers have indicated that their ability to provide service, based on regional needs, could be met; however, service would be contingent upon upgrades to both water and sewer systems depending on the location of the housing projects.

Some of the necessary improvements which may be required include piping sections of the raw water ditch system, replacement of water and sewer mains and interceptors, extending water mains, development of additional groundwater supplies, and planned enlargement of the regional wastewater treatment plant operated by the Tuolumne Utilities District and wastewater treatment plants operated by the Jamestown Sanitary District, Tuolumne Sanitary District and Groveland Community Services District. Some of these improvements can be financed with the Districts' capital reserve funds, while others would be the financial responsibility of the developers.

The Local Agency Formation Commission (LAFCO) which is staffed by the County of Tuolumne Planning Division conducted its 2013 Municipal Services Review. They confirmed that the Tuolumne Utilities District (TUD) and the Groveland Community Services District are the only two providers in the area who are large enough to be required to have an Urban Water Management Plan. The plans were reviewed as part of the LAFCO review and both include language related to affordable housing as required in Chapter 727 of the California Government Code Section 65589.

EXISTING ASSISTED HOUSING DEVELOPMENTS

Housing developments within the unincorporated area of Tuolumne County which include subsidized housing units are listed in Figure 106 below.

**Figure 101
ASSISTED HOUSING DEVELOPMENTS**

| Development | Location | No. of Units | Rent Restricted Units | Program Status | Risk Level |
|---------------------------------|-----------------|---------------------|------------------------------|-----------------------------------------------------------------------------------------|-------------------|
| Sierra Commons Apartments | Columbia | 40 | 40 | USDA Section 515/owner can prepay at any time. Property use restriction expires in 2034 | Moderate to High |
| East Garden Apartments | Jamestown | 51 | 51 | LIHTC & USDA Section 515 contract expires 6/13/2041 | Low |
| Jamestown Terrace | Jamestown | 56 | 55 | LIHTC affordability extended to 2046 & USDA Section 515 contract expires 11/26/2041 | Low |
| Tuolumne City Senior Apartments | Tuolumne | 30 | 30 | LIHTC affordability extended to 2047 & USDA Section 515 contract expires 8/24/2043 | Low |
| Tuolumne Apartments | Tuolumne | 52 | 51 | LIHTC& PRAC [^] | Low |
| Twin Pines Apartments | Groveland | 39 | 39 | LIHTC affordability expires in 2046 | Low |
| Oak Hills Apartments | Jamestown | 80 | 80 | LIHTC affordability expires in 2053 | Low |
| Columbia Village | Columbia | 80 | 79 | LIHTC affordability expires in 2053 | Low |
| Forest View Apartments | East Sonora | 60 | 59 | LIHTC affordability expires in 2053 | Low |
| Kelso Court Group Home | Sonora | 7 | 6 | HUD 811 & PRAC [^] | Low |

[^]PRAC=Project Rental Assistance Contract

Pursuant to Government Code Section 65583, Tuolumne County has inventoried subsidized units within the county that are at risk of losing their affordability restrictions and concluded that Sierra Commons is at moderate to high risk for conversion to market-rate housing. County Staff consulted with the California Housing Partnership Corporation (CHP) which maintains a database of at-risk properties and they designate Sierra Commons as Moderate risk. State HCD designate the project as high risk. The other properties are at low-risk for conversion to market rate rentals.

Owners of federally funded projects eligible for prepayment can choose to retain project ownership in exchange for additional federal incentives, or sell their properties under a voluntary sale program. If the owners choose to sell, tenants, non-profit organizations and governmental agencies are provided with an exclusive 12 month negotiating period. Prepayment and conversion of the housing to non-low-income uses can only occur if there is no willing buyer. Restrictions on prepayment are applicable under federal law; prepayment is only accepted when all efforts to preserve the units as low-income fail. A Notice of Intent can be filed up to two years prior to the prepayment date to indicate the preliminary decision to pay off the loan. Within nine months following the NOI, a Plan of Action must be submitted to HUD by the owners. This is to include proposed changes in mortgage or regulatory agreements; description of federal, state, and local incentives being requested to develop or own the property; and proposed plans to transfer the title and/or sell the property.

Preservation/Acquisition of At-Risk Units

It is difficult to estimate the cost of acquisition of an existing rent restricted HUD funded housing project because no new affordable multifamily units have been built in the county since the 1980's. Tuolumne Apartments is used as an example because they submitted an application for HOME funding to renovate the complex and thus a 2012 appraisal is available. The "as-is" appraised value is \$2,570,000 for the 52-unit complex. A per unit figure would not be entirely accurate because the complex includes common facilities and amenities. For estimation purposes only, the per-unit cost of replacement would be \$49,423.

If a developer offers one of these properties for sale, the County will help identify and work with an affordable housing developer who has the expertise to put together a financing package with subsidies needed to maintain the affordability of the project. The County competes for State HOME and CDBG funds through a competitive process. The County can apply for funds to assist an at-risk project, as it did with Tuolumne Apartments, to extend affordability for another 55 years and make improvements needed to maintain the property in good condition. In 2013, Tuolumne County received a \$3,334,629 HOME loan to assist Tuolumne Apartments at the request of the current project owner; The Michaels Organization. Tuolumne Apartments will now be kept as affordable for another 55 years.

There are many qualified affordable housing developers in the State of California, both nonprofit and for-profit, that can acquire and manage the County's at-risk units. These include developers such as The Michaels Organization which purchased Tuolumne Apartments. Other developers in the region include Visionary Home Builders in Stockton, the Stanislaus County Housing Authority, Mutual Housing in Sacramento, and Mercy Housing in Sacramento. There are also many affordable housing developers who work statewide such as Christian Homes (they have a Northern California office), BRIDGE Housing, and other developers with experience in affordable housing finance.

Replacement of At Risk Units

The cost of replacing these at-risk units is high and will require subsidized financing sources in order to make the project economically viable given that the projects have below-market rents. The County does not receive a direct allocation of federal HOME or CDBG funds and competes through a competitive process for State HCD HOME Funds. The State HOME Program only has funds for a few projects each year for all jurisdictions in California that do not receive a direct allocation of funds. The 2013 HOME project loan for Tuolumne Apartments is the first project assistance awarded to Tuolumne County although the County has been successful in receiving HOME program funds for County housing programs. New and existing state funding is available and could be utilized by affordable housing developer. These programs include Low-Income Housing Tax Credits, CalHome, Affordable Housing and Sustainable Communities Funds (AHSC), Veterans Housing and Homeless Prevention, No Place Like Home and other state programs. There are also other funding sources such as tax-exempt bonds and the Federal Home Loan Bank's Affordable Housing Program (AHP). The County will continue to apply for affordable housing funding and assist interested developers to the extent that funds are available for affordable housing development.

It is the County's objective to preserve all subsidized units within the unincorporated area of Tuolumne County during the planning period and will continue to monitor the status of these projects. In order to attempt to preserve the subsidized units the county will work diligently to identify funding sources and pursue funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis. The County is also committed to providing tenant education in coordination with other local agencies to occupants of at-risk units.

As previously mentioned, The County was successful in securing \$3,334,629 in HOME project assistance for Tuolumne Apartments which will renovate the project and extend affordability for another 55 years. The County will continue to look for opportunities to assist affordable housing developers to renovate their properties and extend project affordability.

Quantified Objectives

The County recognizes the need for additional housing and is working to increase the inventory of housing to the extent that resources are available. The need for affordable housing for lower-income and vulnerable populations is acute. The County has made great efforts to encourage residential development as is evidenced by the recent adoption of the General Plan. Affordable housing is a priority, and the County has dedicated local resources, in addition to, federal and private resources, to encourage the production of all types of affordable housing in our county.

The Housing Element outlines policies and programs that include new construction, rehabilitation, mobilehome rent control, and housing programs such as homebuyer assistance, rental assistance and housing/services for people experiencing homelessness. These goals and programs are essential to meeting the housing needs in the County. They encompass goals for new development as well as programs that assist with various housing needs such as rental assistance and homeownership. The following is a brief summary of these implementation programs.

Board of Supervisors Housing Policy Committee

The Board of Supervisors has a Housing Policy Committee that meets to discuss housing policy, legislation, new and existing resources, and methods to alleviate governmental constraints on housing development. The committee is comprised of two Board of Supervisors members, and community representatives from the Tuolumne County Association of Realtors, the Building Industry Association, Area 12 Agency on Aging, Tuolumne County Habitat for Humanity, and the Amador Tuolumne Community Action Agency.

General Plan Update

The General Plan amendment, approved on January 3, 2019, changed the General Plan designation for many parcels so that the zoning and the General Plan designation are now compatible as required by Government Code Section 65860. This allows more sites to be developed without the need for rezoning.

Inclusionary Housing

The County's Inclusionary Ordinance provides incentives to developers who build affordable housing or pay an in-lieu fee to the Affordable Housing Trust Fund.

Flexible Development Standards

The County provides flexibility in development standards such as lot sizes, building heights, setbacks, site planning, parking requirements, and road requirements through the County Planned Unit Development process described in Ordinance Code and the Inclusionary Housing Ordinance so that developers can utilize creative mechanisms for developing housing in existing neighborhoods.

Minimum Density Requirements

The County requires projects proposed in the R-3 (Multiple-Family Residential), R-2 (Medium Density Residential), R-1 (Single-Family Residential) and RE-1 (Residential Estate, one acre minimum) zoning districts to adhere to the minimum density standards specified in Title 17 of the Ordinance Code. This helps ensure that available vacant land is utilized efficiently to provide housing in identified communities.

Fee Waivers and Deferrals for Affordable Housing

The County offers fee waivers for affordable housing developers including:

- Application fees and Building Permit fees for discretionary entitlements for housing developments which include an affordable housing component on a percentage basis,
- Application fees for homeless shelters, transitional housing and safe houses, and
- County Services Impact Mitigation Fee for extremely low, very low, low, and median income housing units.

Article 34 Referendum for Affordable Rental Housing

The County has an Article 34 Referendum in place which allows for the development of new affordable housing where all of the units are affordable.

Housing Trust Fund

The County received its first annual payment from a HOME Residual Receipts Loan with Tuolumne Apartments, in the amount of \$11,990, and deposited into the County Housing Trust Fund in February 2019.

Foothill Housing Coalition

The County Housing Division created an informal Foothill Housing Coalition among the four foothill counties of Amador, Calaveras, Tuolumne and Mariposa to discuss affordable housing development in the foothill region and encourage partnerships with affordable housing developers.

Proposed Affordable Rental Projects

Jamestown Site - Visionary Home Builders is interested in building an approximately 65 unit affordable housing rental project on a parcel in Jamestown. The land owner and Visionary signed a Memorandum of Understanding in 2018 with the terms of purchase.

Peaceful Valley site – The Stanislaus County Housing Authority purchased a 3.3 acre Caltrans property on Peaceful Valley Road in 2018 for future affordable housing development.

Vulnerable Populations

County Zoning for Shelters and Supportive Housing - The County amended the Uniform Zoning Ordinance in 2011 to include emergency shelters as a permitted use with no discretionary permitting required in the R-2 (Medium Density Residential), R-3 (Multiple Family Residential), C-O (Special Commercial), C-1 (General Commercial) and M-U (Mixed Use) zoning districts subject to the same restrictions that apply to other residential uses within those zones.

On December 2, 2014, the County Board of Supervisors approved Ordinance 3266 which amended the definitions of “Supportive Housing”, “Target Population” and “Transitional Housing” to conform with the new state definitions, allowed transitional housing and supportive housing as permitted uses within a permitted single-family dwelling with no limitation on the number of residents, and added transitional housing and supportive housing as conditional uses in the R-3, M-U, C-K, C-O, C-1, C-2, BP, M-1 and M-2 Zoning Districts.

No Place Like Home (Permanent Supportive Housing) - In 2017, the County was awarded a \$75,000 No Place Like Home (NPLH) Planning Grant from the State Department of Housing and Community Development (HCD) to plan for permanent supportive housing for people who are experiencing homelessness and have a serious mental illness. The Community Resources Agency (CRA) is administering the grant in partnership with the County Behavioral Health Division.

Hospital Road Apartments –The County partnered with the Stanislaus County Housing Authority in 2018 to utilize \$302,412 in Homeless Emergency Aid Program (HEAP) Grant Program funding from the Central Sierra Continuum of Care to purchase an existing 10 unit rental project at 241 Hospital Road. The units will be used for permanent supportive housing for people experiencing homelessness and as affordable units for people at risk of homelessness.

Central Sierra Continuum of Care - County staff participate in the Central Sierra Continuum of Care which serves Amador, Calaveras, Tuolumne, and Mariposa Counties.

Resources to Address Homelessness in Tuolumne County

People who are homeless, or at risk of becoming homeless, represent diverse groups and circumstances. A wide variety of housing and services are needed to help individuals and families become and stay housed. Services currently available in Tuolumne County are shown in the follow chart.

Figure 102
SERVICES AVAILABLE IN TUOLUMNE COUNTY

| Resource/Service | Organization |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Case Management</i> | <ul style="list-style-type: none"> • Area 12 Agency on Aging • Anthem Blue Cross • ATCAA • Center for Non-Violent Community • Give Someone a Chance • Tuolumne County Behavioral Health • Tuolumne County Probation Treatment Team • Tuolumne County Social Services • DRAIL (Disability Resource Agency for Independent Living) |
| <i>Clothing</i> | <ul style="list-style-type: none"> • Tuolumne County Schools • Nancy's Hope |
| <i>Thrift Items</i> | <ul style="list-style-type: none"> • Salvation Army • Vets Helping Vets |
| <i>Behavioral Health Services</i> | <ul style="list-style-type: none"> • Tuolumne County Behavioral Health • Behavioral Health Enrichment Center • Columbia College • District Attorney's Office • MACT Health Board, Inc. • Tuolumne County Probation • Matheson Memorial Health |
| <i>Emergency Shelters</i> | <ul style="list-style-type: none"> • ATCAA – family shelter with 25 beds • CNVC- domestic violence shelter with 12 beds |
| <i>Permanent Supportive Housing</i> | <ul style="list-style-type: none"> • Cabrini House-5 beds-County of Tuolumne • Washington Street Shared Housing–6 beds – County of Tuolumne • Hospital Road Apartments – 9 units-Stanislaus County Housing Authority |
| <i>Food Banks/Grocery Funds/Hot Meals (schedule attached as Appendix)</i> | <ul style="list-style-type: none"> • Adventist Health • ATCAA • Interfaith • Columbia College • David Lambert Center • Jamestown High School • Sonora High School • Tribal Security • Various Churches/Feed Net |
| <i>Rental Assistance/Housing/Diversion Financial Assistance</i> | <ul style="list-style-type: none"> • ATCAA • CNVC • County of Tuolumne CalWORKs • Catholic Charities • Salvation Army • Stanislaus County Housing Authority • California Indian Manpower • Me-Wuk Tribal TANF |
| <i>Landlord Engagement</i> | <ul style="list-style-type: none"> • ATCAA • Stanislaus County Housing Authority |
| <i>Risk Mitigation Fund</i> | <ul style="list-style-type: none"> • ATCAA |

| | |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Screenings for Mental Health</i> | <ul style="list-style-type: none"> • Area 12 Agency on Aging • Tuolumne County Behavioral Health • Tuolumne County Juvenile Hall |
| <i>Showers</i> | <ul style="list-style-type: none"> • Give Someone a Chance Shower Bus • The Lambert Center • The County Enrichment Center • Various churches • Columbia College |
| <i>Temporary Hotel Stays</i> | <ul style="list-style-type: none"> • ATCAA • MACT Health Board, Inc. • Salvation Army |
| <i>Transportation to appointments</i> | <ul style="list-style-type: none"> • Matheson Memorial Health • Vets Helping Vets • Give Someone a Chance • David Lambert Center • County of Tuolumne Behavioral Health |
| <i>Victim/Legal Assistance</i> | <ul style="list-style-type: none"> • District Attorney's Office • Interfaith • Catholic Charities |
| <i>SB 1152 Requirements for Discharging Homeless Patients</i> | <ul style="list-style-type: none"> • 2018 Legislation requiring hospitals to increase planning & services when discharging homeless patients. This potentially will be a benefit to homeless patients and a challenge for hospitals and their service partners |

Affordable Housing Programs

The County Community Resources Agency Housing Division operates a number of affordable housing programs that also create affordable housing opportunities. Affordable Housing Programs are funded with grant funding from the State Department of Housing and Community Development's HOME Programs, the Federal Home Loan Bank Affordable Housing Program in partnership with Oak Valley Community Bank, and Grid Alternatives. These include:

- First-time homebuyer program;
- Down payment matching grant program;
- Short-term rental assistance program;
- Housing rehabilitation program for homeowners; and
- Solar panels for households participating in the County's homebuyer and housing rehabilitation programs.

Mobilehome Rent Control

The County continues to enforce the County Mobilehome Rent Control Ordinance and monitors rents annually. Rent increases for residents covered under the ordinance are limited to the annual Social Security Cost of Living increase.

Section 8 Rental Assistance

The Stanislaus County Housing Authority operates the Section 8 Housing Choice Voucher Program in Tuolumne County.

Weatherization Program

The Amador-Tuolumne Community Action Agency (ATCAA) administers a home weatherization program in Tuolumne County.

Rural County Programs

The County of Tuolumne is a member of the Regional Council of Rural Counties; also known as the Rural County Representatives of California (RCRC) organization which is comprised of 33 rural counties. RCRC's mission is to advocate for rural counties. They also operate the California Homebuyers Fund (CHF) which provides financial resources to homebuyers and homeowners. As members of RCRC, these programs are available to residents in Tuolumne County.

CHF also offers an energy retrofit loan to homeowners to assess the current energy consumption of the home and pay for energy efficiency upgrades.

Based on the implementation strategies and programs outlined above, the County has established the following quantified objectives. These represent the County's goals towards meeting RHNA targets for new housing development and implementing program objectives that do not produce new units but further affordable housing goals. These goals are dependent on the availability of state and other affordable housing financing. It is also dependent upon affordable housing developer activity over the next five years. The County does not directly finance or build affordable housing.

Figure 103
QUANTIFIED OBJECTIVES
August 31, 2019 – August 31, 2024

| Income | New Construction | Rehabilitation | Conservation/ Preservation |
|----------------------------|-------------------------|-----------------------|---------------------------------------|
| Extremely Low- | 15 | | 20 |
| Very Low- | 69 | 2 | 20 |
| Low- | 55 | 2 | |
| Moderate- | 12 | | |
| Above Moderate- | 100 | | |
| Total | 251 | 4 | 40 |

ENERGY CONSERVATION

State regulations require that the Housing Element address energy conservation measures in the community. Methods for conserving energy both in the development of new housing and the improvement of existing housing are addressed in this section.

The Tuolumne County Division of Building and Safety enforces the California Building Code through plan check and inspection services. Energy conservation measures are required to be consistent with Title 24 standards.

Energy conservation also involves the reuse of resources and is dependent on recycling. The County has taken a proactive role in recycling through the initiation of roadside pickup of recyclable materials. New development projects are reviewed to insure adequate space is provided for storage of recyclable materials. The Community Resources Agency Solid Waste Division offers assistance to rental housing owners and managers to help them implement recycling programs for their residents as required by Title 14, Natural Resources, Division 7, Chapter 9.1, Section 18835-18837, which requires a recycling program for multifamily projects with five or more units.

The Non-motorized Element of the Tuolumne County Regional Transportation Plan provides for bicycle and pedestrian facilities as an alternative to the traditional motorized routes throughout the county as well as a means of energy conservation. In 2002, Tuolumne County adopted a Recreation Master Plan which promotes the construction of a trail system throughout the county. The trail plan in the Recreation Master Plan has been coordinated with the Non-motorized Element of the Regional Transportation Plan.

The Tuolumne County General Plan and Community Plan land use diagrams designate areas for multiple-family housing within community centers where pedestrian routes are provided to shopping, school and recreational areas and public transit is available.

The County's Owner Occupied Rehabilitation Program can fund energy conservation items within the home such as dual pane windows. The program also promotes the use of Green building techniques and products such as Energy Star appliances and water-saving fixtures.

HOUSING CONSTRAINTS

Section 65583 (a)(4) of the Government Code states that the housing element must contain an "analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and their exactions required of developers, and local processing and permit procedures."

GOVERNMENTAL CONSTRAINTS

Land Use Controls

When the General Plan was adopted on January 3, 2019, issues such as topography, the availability of public water and sewers, the availability of schools and access to emergency facilities were analyzed and parcels designated for General Plan amendments were evaluated against these criteria to reduce the need for mitigation of future impacts. As part of the General Plan Update, the County completed a Final Environmental Impact Report (Final EIR) in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (CCR Section 15132). The Final EIR was used to look at the potential impacts of anticipated growth identified in the General Plan Update and provide mitigation measures, when possible, to reduce impacts to a less than significant level. This Final EIR will also be used by CEQA Responsible and Trustee agencies to ensure that the County has met the requirements under CEQA before deciding whether to approve or permit project elements over which the agencies have jurisdiction. It may also be used by other state, regional, and local agencies for projects that are located within Tuolumne County that have impacts addressed under the approved environmental document. The 2018 Tuolumne County General Plan and Environmental Impact Report will enable developers with certain types of projects to utilize the EIR for parcel-specific environmental review. The updated General Plan also changed the General Plan designation for many parcels so that the zoning and the General Plan designation are now compatible. This will allow more sites to be developed without the need for rezoning.

While zoning and General Plan designations were aligned for the majority of residential parcels in the unincorporated area of the county, there are additional parcels that will need to be rezoned in order to make them easier to develop. During the upcoming housing element cycle, the County has identified this rezoning as a goal and plans to apply for grant funding to cover the cost. This would not include any parcels proposed for development that meet the standards of the Housing Affordability Act. Those parcels would not be required to obtain a zone change if the general plan land use designation and zoning are inconsistent.

Tuolumne County's General Plan provides eight land use designations for the development of residential units: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Mixed Use (MU), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), and Large Lot Residential (LR). In conjunction with this, the zoning ordinance has nine residential zoning districts; three of which provide for multi-family dwellings. Manufactured housing is allowed in all zoning designations where residential development is allowed and is processed in a similar manner. An accessory dwelling unit could be stick-built or manufactured. The same regulations would apply to both housing types.

Tuolumne County has local ordinances as well as follows state law regarding the provision of Accessory Dwelling Units (ADUs). The County amended the Zoning Ordinance in 2011 to allow accessory units to be up to 1,200 square feet (the maximum was 850 square feet) and to permit detached accessory units in areas where they were previously not allowed. In addition, the property needed to be at least twice as big as the minimum required by zoning in order to place a detached secondary unit on the property and meet all requirements outlined in Section 11.12.040 of the Tuolumne County Ordinance Code. However, as a result the recent changes in the Accessory Dwelling Unit law at the state level, Tuolumne County does not have an ADU ordinance that complies with state legislation (SB 229, AB 494, SB 1069, AB 2229, and AB 2406). Therefore the County defers to state law with respect to where and how ADUs can be constructed. Accessory Dwelling Units are currently an allowed use in any zoning district where a single family residence is a permitted use. Further, ADUs are not calculated into any density restrictions

when assessing the allowable number of dwelling units on a parcel. The County also follows other direction from the Department of Housing and Community Development with respect to implementing ADUs. The County is required to follow state law until a compliant ADU ordinance is adopted by the Board of Supervisors. In the meantime, these changes in state law which are being implemented locally in Tuolumne County allow developers and property owners to more easily provide accessory units. The County considers ADUs a viable option for increasing housing supply in the county, has identified an ADU Ordinance as a priority, and plans to apply for Grant funding to cover the cost.

Development standards for both on- and off-site improvements, as they relate to zoning are described in Figure 108.

Figure 104
DEVELOPMENT STANDARDS IN RELATION TO ZONING CLASSIFICATION

| Development Standard | Zoning Districts | | | |
|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------|------------------------|
| | R-1, R-2, R-3, M-U | RE-1 | RE-2, RE-3 | RE-5, RE-10 |
| | Less than 1/3 acre | Less than 2 acres | 2 to 5 acres | Greater than 5 acres |
| public water | Yes | Yes | No | No |
| public sewer | Yes | No | No | No |
| paved roads (width) | Yes 20 feet in width | Yes 20 feet in width | If created by subdivision map | No |
| graveled roads (width) | N/A | N/A | 18 to 20 feet in width | 18 to 20 feet in width |
| Floor Area Ratio | R-1, R-2, R-3: 0.5 M-U: 2.0 | 0.5 | 0.5 | 0.2 |
| building setbacks | 15 feet front and rear, six feet side setbacks; at least 30 feet on parcels one acre or larger unless reduced by the Fire Prevention Division | | | |
| parking requirements single family: multi-family: studio 1 bdrm 2 bdrm 3 bdrm 4 bdrm | 2 spaces 1 space 2 spaces 2 spaces 2 1/2 spaces 3 spaces | 2 spaces | 2 spaces | 2 spaces |
| design standards | If property is located within a (:D), Historic Combining (:H), or Historic Design Preservation Combining (:HDP) district, architecture and color is subject to design review consideration. | | | |
| curb, gutter sidewalk | Required on a project by project basis | | Not required | |

Provision of public water and sewer service for urban development has little effect on achieving the permitted maximum density allowed by a specific land use designation because construction of necessary improvements requires little, if any, above ground construction. Provision of adequate access roads does utilize a portion of the developable land on a site; however, having adequate ingress and evacuation routes is essential to protecting life and property in times of a fire emergency.

Section 11.12.040 of the Ordinance Code establishes cul-de-sac limit lengths from the nearest through road. The length from the nearest through road may not exceed 800 feet where parcels are zoned for less than one acre, 1,320 feet where parcels are zoned for 1 acre to 4.99 acres, 2,640 feet where parcels are zoned for 5 acres to 19.99 acres and 5,280 feet for parcels zoned for 20 acres or larger. These cul-de-sac limit lengths are consistent with the requirement of Public Resources Code Section 4290. These limitations can pose a constraint where development is proposed in outlying areas of the county where a through road is not readily accessible and may trigger the need for road improvements. However, these restrictions are necessary to protect the county's residents and firefighters from health and safety concerns such as the impacts of wildfire. As stated previously, when the County adopted the General Plan areas appropriate for multiple-family housing were established. These areas are located primarily within the existing identified communities of the county; therefore, cul-de-sac length limit issues are less likely to be a constraint on the provision of affordable housing.

The Regional Transportation Plan which was adopted in 2017 sets level of service requirements on county roads. The level of service (LOS) for minor collector and local roadways is B except within one half mile of major collector or arterial highways where the standard is C. For arterial roads and major collectors the LOS is C except within one half mile of similarly classed highways where the standard is D. The County allows for exceptions to the level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable. In allowing an exception, the County looks at numerous factors including the number of days or hours per day that the intersection or roadway segment would operate at conditions worse than the standard, the ability of required improvements to significantly reduce peak hour delay and improve traffic operations, the right of way needs and the physical impacts on surrounding properties including others. Exceptions to standards will only be allowed after all reasonable measures and options are explored, including alternative forms of transportation. On state Highways, the County supports, when reasonable, the state's goal of maintaining a Level of Service of C on the highways and at its intersections with county roads.

The County adopted LOS standards have not served as a significant constraint on development in the county; however, projects in the past have been conditioned for dedication of additional right-of-way, street widening and payment of a fair share contribution to signal improvements on state Highways. Implementation Program 3.C.c recognizes the need to reduce constraints on new development with special attention to infill development through the use of the County Planned Unit Development process and the Inclusionary Housing Ordinance.

Implementation Program 4.A.r of the Transportation Element of the 2018 Tuolumne County General Plan, *Implement Vehicles Miles Traveled for evaluating transportation impacts under CEQA to be consistent with SB 743*, recognizes that the state is shifting away from a level of service analysis towards a Vehicle Miles Traveled (VMT). Assessing traffic impacts utilizing VMT rather than LOS moves the analysis away from looking only at intersection and roadway impacts and towards broader goals of reducing greenhouse gases, developing multi-modal transportation systems, preserving open space, and promoting infill development. A VMT analysis measures a project's impact on overall travel, and not just on delays at certain intersections. The Tuolumne County Transportation Council is leading the implementation of VMT analysis in the county, as the change to VMT from LOS analysis is required to be in 2020. The floor area ratio could provide an impediment to achieving the maximum development potential of a parcel within the R-2 and R-3 zoning districts, which allow maximum residential densities of 12 and 15 dwelling units per acre, respectively. For example, within the R-3 zoning district the floor area ratio is 0.5 and the maximum residential density is 15 dwelling units per acre. If 15 dwelling units were proposed on a one acre parcel, the units could occupy up to 21,780 square feet, or 1,452 square feet per residence. Only if a developer were proposing to construct 15 units on this parcel, which totaled more than 21,780 square feet, would the floor area ratio be problematic. If the floor area ratio requirement were to prove an impediment to an affordable housing project, Section 17.65.070 of the Inclusionary Ordinance does provide an increased floor area ratio for residential units as an incentive for the development of these projects.

Building setbacks have not proven to be an obstacle to achieving maximum residential density on a project site. In urban zoning districts, setbacks are 15 feet from front and rear property boundaries and six feet from side property boundaries, and have little effect on achieving maximum residential density. On parcels over one acre, building setbacks of 30 to 100 feet can be required by the Fire Prevention Division based upon the wild land fire hazard rating of the area. While these setbacks can restrict the area of a

parcel available for construction of residential improvements, they do not restrict the ability to achieve the maximum residential density of a site and they prove invaluable when defensible space is needed to protect a structure during a wild land fire event.

Parking requirements have not proved to be constraints to achieving maximum residential density. The typical off-street parking space is 9 feet wide and 20 feet long. If the previously described one acre parcel zoned R-3 were developed with 15 four-bedroom dwelling units totaling 21,780 square feet, required parking would be 60 spaces. This parking would require 10,800 square feet. If all parking was constructed separate from the dwelling units, 10,980 square feet would still remain to accommodate access roads and building setback areas. Design standards have little effect on the ability to achieve maximum residential densities.

Depending on the slope of a development site, the width of the road prism can limit the ability of a site to achieve the maximum permitted residential density. In the R-1 zoning district, where up to six dwelling units per acre are allowed, wide road prisms can substantially reduce the area available for lot creation. However, through slope analysis conducted during the General Plan Update in the 1990's, areas zoned R-1 are typically located in the more level areas of the county.

As stated previously, on March 18, 2008, the County adopted Ordinance 2896 which established Chapter 17.65 of the Ordinance Code which now provides for a voluntary inclusionary housing program for new residential development to contribute to the provision of affordable housing units either by constructing units on-site, payment of in-lieu fees or through other alternatives approved by the County. This Ordinance also established incentives for the provision of affordable housing, established requirements and standards for inclusionary housing, established an affordable housing trust fund, amended Title 3 of the Ordinance Code to waive the development application fees for inclusionary housing units and waive the County Services Impact Mitigation Fee for inclusionary units. Adoption of the Inclusionary Ordinance does present the potential for cost shifting because the cost of subsidizing the affordable units may need to be underwritten by the purchasers of the market rate units; however, the adopted Ordinance provides for numerous incentives for the provision of inclusionary units and allows the developer to request additional incentives as provided for in the Ordinance.

The Ordinance provides an array of incentives to a developer. The current incentives are listed in Appendix A. The incentives are broken down into three categories. Category A is available to developers who provide affordable units. Category B incentives can be used by developers who either provide affordable units or pay the in-lieu fee and Category C lists financial assistance.

All of these incentives greatly reduce the potential of inclusionary housing to serve as a constraint on housing development in the county. Developers that create housing projects without requesting exceptions from the County's development regulations or without requesting the standard incentives need not construct affordable units. It should be noted that numerous projects have been approved in the county that include an affordable housing component, and the inclusion of the units occurred prior to adoption of the Inclusionary Ordinance and was voluntary on the part of the developers.

Permit Processing

Processing times for residential projects vary depending on the number of units involved, the zoning designation of the property and the environmental conditions on the project site

All discretionary projects are reviewed by the Planning Division for compliance with the California Environmental Quality Act (CEQA). If the project can be exempted from CEQA, a categorical exemption will be used, and if the project can rely on a previous environmental document prepared for the project site that previous document is utilized. If an exemption is not appropriate, then the project is analyzed using Appendix G of the State CEQA Guidelines.

For instance, to construct a duplex on a parcel zoned R-2 (Medium Density Residential) requires only a building permit; no discretionary review is required. Once plans have been submitted, the review period for the building permit is approximately four weeks. Similarly, the first three units on a parcel zoned R-3 (High Density Residential) are also allowed within only a building permit. Ordinance 2050, adopted by the Tuolumne County Board of Supervisors in April of 1994, revised Title 17 of the Tuolumne County Ordinance Code to allow the development of the first single family dwelling, duplex or triplex on a single parcel of land zoned for such use without requiring discretionary entitlements. This serves to substantially

reduce the processing time and application fees required for these small residential projects.

Applicants looking to develop property beyond the first unit, duplex, or triplex, would require a Conditional Use Permit and Site Development Permit would be required in addition to the building permit. The application fee for a Use Permit and SDP ranges from \$2,985 to \$8,684, depending on the level of required environmental review. This fee is waived for affordable units. Discretionary review of the Use Permit requires a minimum of four weeks from the date of submittal and or if the application requires preparation of a Negative Declaration under the California Environmental Quality Act (CEQA). Through the Site Development Permit process, the County reviews the application for site layout, structure design, water and sewer service, other utilities, landscaping, drainage, erosion control, fire protection, access, circulation and parking. Following preparation of the CEQA environmental document, the Site Development Permit can be issued by the Community Resources Agency Director or the Tuolumne County Planning Commission.

The requirement for a Conditional Use Permit and Site Development Permit for affordable housing can serve as a constraint to development due to its discretionary nature; however, in order to reduce this constraint, specifically in regard to affordable housing, the County does offer developers incentives such as fee reductions and priority processing. Further, the County will implement program 3.C.d to revise the Use Permit and Site Development Permit process for affordable housing to ensure that the project is evaluated against objective standards and eliminate the discretionary nature of the approval.

An application to develop a single-family residential subdivision requires discretionary approval of a Tentative Subdivision Map, as required by the State Subdivision Map Act (Sections 66410 – 66499.58 of the Government Code). Such an application requires environmental review under the California Environmental Quality Act (CEQA) and typically requires adoption of a Negative Declaration. Large subdivisions, of 100 lots or more, typically require certification of an Environmental Impact Report (EIR). Planning Division Staff will prepare the Negative Declaration, though the property owner has the option to hire a consultant to prepare the document. EIRs are always prepared by a consultant at the cost of the property owner. Preparation of the draft Negative Declaration requires 2 – 3 months, provided all information and special studies required to prepare the document are provided in a timely manner. Upon completion of the draft Negative Declaration, a 30-day public review period commences, as required by Section 15073 of the State CEQA Guidelines. Upon closure of the public review period, the application is scheduled for consideration by the Planning Commission. The Planning Commission holds a public hearing on the application, after which the Commission makes a recommendation to the Board of Supervisors regarding the application. The Board of Supervisors then holds a public hearing to consider the application. After conclusion of the public hearing, the Board of Supervisors acts on the Tentative Subdivision Map.

Notification of the public hearings before the Planning Commission and Board of Supervisors is mailed to the owners of property located within 300 to 1,000 feet of the project site, depending on the size of the site. Members of the public are encouraged to participate in public hearings. In order to approve a Tentative Subdivision Map, the Board of Supervisors must determine that none of the mandatory findings requiring denial of the map found in Section 66474 of the Subdivision Map Act apply to the project. Among other requirements, the Tentative Subdivision Map must be consistent with the General Plan, the site must be found to be suitable for the development proposed, the proposed subdivision must not cause substantial environmental damage, and the subdivision must not cause serious public health problems. Upon approval of the Tentative Subdivision Map, the property owner has three years to complete the conditions of approval and have a Final Subdivision Map recorded. The Tentative Subdivision Map review process is lengthy, it can require 6 – 12 months. The timeline for review of such applications is largely dictated by state law through application of CEQA and the Subdivision Map Act. In an effort to promote affordable housing development and educate the public about the need for affordable housing, the County initiated and paid for an Article 34 Referendum to be placed on the ballot which was approved by voters on November 8, 2016. In addition, the County conducted extensive outreach during the recently completed General Plan Update Process. During the lead-up and review period of the Draft Environmental Impact Report and General Plan Update, the County conducted four information sessions about the General Plan, including the Housing Element, at the Board of Supervisors meetings. Staff also conducted four Town Hall meetings, in Jamestown, Groveland, Columbia, and Tuolumne, in response to the public's request for additional information. Issues surrounding housing and affordable housing were discussed during these Town Hall meetings. Staff also routinely discusses housing and affordable housing issues at the Board of Supervisors Housing Policy Committee meetings. Affordable housing was also a component of the discussion and approval of the County's Plan to Combat Homelessness, which included surveys of

individuals who identified as homeless and stakeholders in the community who support affordable housing issues.

The time required to process these and similar discretionary entitlements does affect the cost of housing. During application processing the property owner or developer is incurring holding costs. Some property owners may be discouraged from applying to develop their property due to the length and scrutiny of the state mandated CEQA review process. However, through the implementation of Program 3.C.d , the County will be taking steps to streamline the development of multi-family housing using objective standards that will allow for a coordinated and well-planned development project that considers the sensitivity of the site conditions. Additionally, Section 17.65.070 of the Inclusionary Ordinance directs County Staff to continue to provide fast-track application processing for discretionary land development applications which propose very low-, low- or median-income housing. Through implementing this program, County Staff can reduce the amount of time required to administratively review an application and prepare necessary CEQA documents.

The following development application review processes are governed by state law and not local ordinances:

1. Amendment of the General Plan to ensure consistency between the land use designation of a parcel and the development requested.
2. State planning law establishes specific requirements for findings, public notice and public hearings for processing zone change, development agreement, conditional use permit and variance applications.
3. The filing of tentative and final parcel or subdivision maps.
4. Adoption and enforcement of building codes.
5. Compliance with the California Environmental Quality Act (CEQA). Under this law, the County must determine whether or not an Environmental Impact Report is required and must mitigate environmental impacts of land development projects it approves. CEQA also establishes minimum time frames for public review of environmental documents.

Tuolumne County includes only one incorporated city, the City of Sonora. There are, however, 18 identified communities. The County has five areas with Community Plans. In each of these Community Plan areas applications for discretionary entitlements, such as Use Permits, are reviewed by County staff for consistency with the applicable design standards . The design standards for the various areas are available to the public for advanced assistance with design issues. The design review guidelines for Jamestown, Columbia, Twain Harte, Tuolumne, and East Sonora as well as the maps showing the location of the design review districts of Jamestown, Columbia, Tuolumne and Twain Harte can be found on the Tuolumne County website at <https://www.tuolumnecounty.ca.gov/182/Design-Review>. Copies of the design review maps are located in Appendix C.

Design standards in the Community Plans are intended to encourage developers to create a link between the past and the future and to perpetuate authentic architectural heritage of the communities, among other goals. The standards also make it clear that they are not intended to be a strict limitation on the type of development that may be permissible within the community. Among the items contained in the standards are examples of compatible building heights, proportions, colors, construction materials, lighting and landscaping along with other examples that allow a proposed development to maintain the unique character and flavor of the communities. Projects located in identified communities and areas with community plans follow the same permit process as those outside of those areas. The design guidelines for community plan areas do not add any additional steps to the permit process. They help an applicant design a project which is visually compatible with an area.

In an effort to expedite processing of land development applications, the Board of Supervisors eliminated the area planning commissions serving Jamestown, Columbia and Southern Tuolumne County as well as all design review committees in the County effective July 1, 2013. The County now has one planning commission and County staff reviews discretionary land development applications for compliance with Community Plans and applicable design guides.

The Community Resources Agency makes every effort to inform the public of the development process with regards to time constraints, development fees, information required for application submittals through the use of handouts and maintaining a development information center eight hours a day, five days a week. The County offers a Pre-Application Review process to assist land owners in designing land development projects. The process involves review of preliminary plans by affected agencies. The process is useful in identifying fatal flaws in a project and design alterations which can be incorporated to improve a project.

On the average, processing times for development entitlements are as follows:

**Figure 105
REQUIREMENTS FOR APPROVAL OF DEVELOPMENTS**

| ENTITLEMENT | APPROXIMATE PROCESSING TIME (MONTHS) | ENVIRONMENTAL DETERMINATION REQUIRED | REQUIRED BY STATE LAW |
|----------------------------|--------------------------------------|--------------------------------------|-----------------------|
| General Plan Amendment | 4-8 | Yes | Yes |
| Zone Change | 4-8 | Yes | Yes |
| Tentative Subdivision Map | 6-8 | Yes | Yes |
| Site Development Permit | 3-6 | Yes | No |
| Tentative Parcel Map | 2-4 | Yes | Yes |
| Conditional Use Permit | 2-4 | Yes | No |
| Plan Check/Building Permit | 0.5-2 | No | Yes |

Building Codes and Enforcement - State Codes

During the last five years, state building codes have been adopted that impact the cost of residential development. Most notably, residences must now meet the new Title 24 Energy Guidelines and contain fire sprinklers. According to the National Fire Protection Association, Fire Sprinkler Initiative, the average cost of fire sprinklers is \$1.35 per square foot of space with sprinklers in new construction ([www.nfpa.org/Public-Education/Campaigns/Fire Sprinkler-Initiative/Cost-of-home sprinklers](http://www.nfpa.org/Public-Education/Campaigns/Fire-Sprinkler-Initiative/Cost-of-home-sprinklers)).

As of January 1, 2020, homes must contain a solar photovoltaic system and meet additional energy efficiency standards for lighting, ventilation, and updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa). For homeowners, based on a 30-year mortgage, the California Energy Commission estimates that these standards will add about \$40 to the average monthly payment, but save consumers \$80 on monthly heating, cooling and lighting bills. The upfront cost of these improvements is estimated at \$14,400 (California Energy Commission website).

Local Building Standards and Enforcement

The state mandates that local agencies adopt standards relating to buildings and their functions. Tuolumne County has adopted the California Building Standards Code for building, mechanical, electrical, plumbing, and fire codes, with some local exceptions. The County has adopted no local amendments to the Code that would pose a significant constraint to housing development or maintenance. Chapter 15.04 of the Ordinance Code allows for exemptions that reduce requirements on building permit issuance beyond that allowed in the Building Code in order to facilitate maintenance of existing structures. These codes are enforced primarily by the Building and Safety Division of the Community Resources Agency through plan check and inspection services. When structures are constructed without a permit, Building and Safety Division, through Code Compliance, investigates and works with the landowner to resolve the violation.

The County adheres to the Health and Safety Code with regard to demolition or repair of substandard buildings. If a complaint is received regarding substandard housing, the Code Compliance Officer will inspect the structure for compliance with structural, fire, health and safety codes and County regulations. If the structure is considered a potential hazard, the property owner is mailed an Opportunity to Correct and instructed to contact the Code Compliance Division with a plan to remove, repair, convert, or demolish the structure. The property owner is also directed not to conduct work without the proper permits. In the

county many of the structures identified for demolition are structures that are 50 years of age or older. Chapter 14.08 of the Ordinance Code mandates that a building permit for demolition cannot be issued until a demolition review is approved or conditionally approved by the Tuolumne County Historic Preservation Review Commission Demolition Review Committee. Any decision made by the Committee can be appealed to the Board of Supervisors for no fee. The purpose of Chapter 14.08 is to conserve the County's historic structures.

The County has an open door policy with regard to complaints alleging violations of development codes. Any person may submit a complaint to the County and may do so anonymously. The County does not actively seek out zoning violations. However, once a complaint has been received, County Staff works to resolve any confirmed violation. Upon receipt of a complaint, an inspection is conducted to verify that a violation of the County Ordinance Code exists. Once a violation is confirmed, the property owner is notified by mail of the violation and encouraged to contact the Building and Safety Division to work out a schedule for achieving compliance. County staff makes every effort to assist property owners to correct violations. If the violation is corrected in the agreed upon time frame, no further enforcement action is taken. If the property owner fails to contact the County, a second letter is sent by the Building and Safety Division advising of the code compliance process and sanctions. If the property owner fails to respond or fails to correct a violation, several options are available to encourage compliance including fines, liens and summary abatement.

On-Site and Off-Site Improvement Standards

In order to determine the impact of on-site and off-site improvement standards on the cost of housing in the county, an assessment on improvements required for high density residential development provides a framework to calculate costs. The HUD Study of Subdivision Requirements as a Regulatory Barrier lists many factors that can increase the cost of providing high density residential development. These factors include lot size, lot width, front, rear and side setbacks, floor area minimums, paved roadway width requirements, planting strips, sidewalk widths, the number of off-street parking places required and the percent of the total site that must be retained in open space. For the purposes of this analysis a high density residential development consisting of fifty townhome units where the land is subdivided for individual sale will be the model. Further assumptions will be made that the development will take place on a 3.5± acre parcel with a High Density Residential (HDR) land use designation with consistent zoning, i.e. R-3 (Multiple Family Residential).

The minimum parcel size within the R-3 zoning district is 12,500 square feet (net) and the parcel must be a minimum of fifty feet in width at the front setback line. Section 17.56.120 of the Ordinance Code states that residential condominiums and townhomes shall be treated as multiple-family dwellings and the individual dwelling units shall not be subject to the minimum parcels size specified in the zoning district. Using the 3.5 acre parcel size, the project site consists of 152,460 square feet. The maximum floor area ratio (FAR) of the coverage of all buildings on a parcel within the R-3 zoning district is 0.5. The FAR sets a standard for the building intensity that is allowed for developable parcels. With a FAR of 0.5, a one-story building may be developed to cover up to 50% of the area of the lot. A two-story building may cover 25% of the same lot, assuming that both the first floor and second floor occupy the same area. Applying this requirement to the project site, a maximum of 76,230 square feet of the site could be developed with structures. This would allow a maximum of 50 townhomes on the site if each of the townhomes is 1,500 square feet in size. The lot size for each unit would consist of approximately 1,524 square feet which is substantially smaller than the 4,250 square feet referenced in the HUD guide.

Typical setback requirements for the County are 35 feet from the centerline of any street or right-of-way or fifteen feet from the front property boundary, 15 feet from the rear property boundary and 6 feet from side property boundaries. On a project such as this, the setbacks would be measured from the entire property boundary rather than from the individual lot boundary. This will allow a higher intensity of development. These setback requirements are generally consistent with the HUD mean of 13 foot front, 16 foot rear and 5 foot side setbacks.

The remaining 76,230 square feet of the site can be used to develop access improvements, parking and open space. The majority of parcels that are designated for high density residential development are located in areas where development has occurred in the past or is anticipated in the future. Most of these sites, therefore, are previously disturbed or contain habitat with little value to wildlife. Generally these sites would require no mitigation for cumulative impacts to wildlife resulting from the proposed development. Some sites may have higher quality habitat and require conservation as mitigation for impacts to biological

resources. The HUD guidelines reference 12.9 percent as an optimum amount of open space. The County's Geographic Information System (GIS) allows staff to steer potential developers away from sites that contain valuable wildlife habitat thereby reducing the need for open space mitigation.

The Ordinance Code mandates that the total area required to be provided on-site for recreation is computed by multiplying the number of dwelling units to be included in the development by .01 acre, up to the limits set forth in Section 66477 of the Subdivision Map Act. Therefore, given the example, the developer would be required to provide 0.5 acre of land for on-site recreational facilities. If the full 0.5 acre cannot be provided on-site, the developer may choose to provide amenities such as play equipment or a picnic area along with other possible improvements. The Ordinance Code also allows the payment of in-lieu fees; however, on high density residential development, the developer is encouraged to provide facilities on-site.

The County Ordinance Code requires two off-street parking spaces for each townhome. If each townhome has a two car garage, the garage can be used to meet the requirement. Generally in a project of this density, additional parking would need to be provided on-site to accommodate visitors and could be provided within the common area of the project. The requirement for off-street parking exceeds the HUD mean standard by 0.44 but does not exceed the maximum standard of 2.

The Ordinance Code states that development in the R-3 (Multiple Family Residential) zoning district to a density of one unit per less than two acres must be served by public water and that development to a density of one unit per on-third acre or less must be served by public sewer. Given the density referenced above, this project would need to be served by both public water and sewer. For the purposes of this analysis, it will be assumed that the project site is within the water service area of the Tuolumne Utilities District (TUD) and nearby parcels are currently served by TUD for water and sewer. In order to develop as proposed, an agreement between TUD and the developer will need to be executed which will specify the conditions for service including the developer's construction and transfer of pipeline facilities to abut each of the proposed lots and will include the payment of fees. Extension of sewer to the site may include the payment of capacity charges to mitigate impacts to the District's treatment and storage facilities and wastewater outfall system along with an extension of sewer lines to the site and upgrades to an existing pump station. Assuming that the nearest water and sewer hookups are located within 1,500 linear feet of the project site, the cost to extend water and sewer lines would be approximately \$254,000. The connection fee for each lot would be approximately \$5,613 for sewer and \$7,593 for water. Therefore, the approximate cost for each unit would be \$13,206. These fees have not proved a constraint to development of this type of project in the past.

All proposed residential projects are reviewed by the Engineering Development Division of the Community Resources Agency (EDD) in order to assess their potential impact on the county road system. This review will generate a project specific list of requirements. These requirements may include dedication of additional road width along the project frontage to meet the County requirement of fifty feet. Within the road right-of-way, the project site will generally need to be improved to two -ten foot wide lanes. Title 11 of the Tuolumne County Ordinance Code does allow for exceptions to specific standards which may be granted by the Director provided that adequate justification for such exceptions is documented prior to project approval. If construction of the project encroaches on a County maintained road, an Encroachment Permit will need to be obtained. On-site illumination is usually required at major intersections and at specified intervals along internal access roads. Tuolumne County has no adopted lighting standards; however, street lights are generally required at intersections. Off-site improvements may consist of road widening, additional dedication, the construction of a turn pocket and a fair-share contribution to off-site improvements such as signalization of a nearby intersection. The County standard road width requirement for on-site roads is less than the HUD mean standard of 24 feet.

Implementation Program 2.B.g of the General Plan states that new development shall contribute to or construct bicycle and pedestrian facilities. New development zoned R-3 occurring within a two mile radius of a school, shopping center, life enrichment facility or work concentration area and located along a major or minor collector or arterial does require the provision of bicycle and pedestrian facilities within the new development. These facilities are generally supplied by an extended shoulder or sidewalks or pedestrian walkways within the subdivision which are generally a minimum of four feet in width. The four feet is slightly above the HUD mean of 3.94 feet.

Landscaping is not required for building permits issued for individual single-family residences; however, landscaping is often incorporated into recreational areas on projects such as the one referenced above.

Chapter 17.50 of the Ordinance Code provides for the Planned Unit Development (PUD) combining district. One of the purposes of the PUD combining district is to allow diversification in the relationship of various uses, structures, open spaces and parcel sizes while insuring consistent application of general plan policies, programs and standards. The terms, conditions, provisions, limitations and restrictions of a planned unit development permit may be more or less restrictive than those specified in Ordinance code and may include exceptions to height limits on buildings and structures, changes in floor area ratios, exceptions to parking requirements, reductions in the size of parcels, the configuration of parcels along with exceptions regarding the width of roads and utility easements. These exceptions and others have been used to allow creative solutions to residential projects and to allow exceptions to the codes referenced above which reduce the constraints placed upon and the cost of individual housing projects. If a developer requests an exception then the development must comply with the County's Inclusionary Housing Ordinance. Application fees for land development entitlements are reduced on a percentage basis for affordable housing, so if the entire project qualifies, no application fee is paid.

Entitlement Fees and Exactions

Like Counties throughout California, Tuolumne County collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees; school impact, sewer and water connection and building permit fees. These fees comprise a significant part of housing costs in the county. The following table illustrates the fees associated with the construction of a typical 2,000 square foot residence with a 600 square foot garage. The fees are only estimates. Actual fees are calculated for every residence based on a variety of factors.

**Figure 106
DEVELOPMENT FEES FOR A TYPICAL RESIDENCE**

| APPLICATION | FEE |
|----------------------------------------------------------------|-------------------------------------------------------|
| Building Permit for Residence | \$ 3,800 |
| County School Mitigation Fee | can range from \$2.24-\$3.79/sf=\$4,480-\$7,580 range |
| Connection to public sewer | \$ 1,768.00 |
| Connection to public water | \$ 1,793.00 |
| Driveway Encroachment (if needed, on a County maintained road) | \$431 |
| Traffic Impact Mitigation Fee (less than 2 gross acres) | \$ 3,626 |
| County Service Impact Fee (outside County Fire District) | \$ 2,406.50 |
| Re-inspection fee or compliance/special inspection fee | \$142 |
| Total | \$21,547 |

* Does not include capacity charges of \$7,593 for water and \$5,613 for sewer. Assumes infill development where developer already paid these fees. Assumes highest school district fee which applies to the majority of parcels.

The construction of a typical 2,000 square foot residence with a 600 square foot garage that utilizes public sewer and water (without capacity fee) where the parcel size is less than two gross acres, is outside a Fire Protection District, and encroaches on a County maintained road where no re-inspection or hourly fees are required would result in fees totaling approximately \$21,547. There are no Planning Services Fees for single-family residences because the only permit required is a Building Permit. The International Code Council Building Valuation Data from February 2019, states that the average cost of a wood frame single family house is \$122.46 per square foot. Therefore, the total cost of a typical 2,000 sf home would be \$244,920.00, of which the permit costs would be an additional \$21,547. The permit costs would be approximately 8 percent of the total cost of the project, excluding the land purchase.

It should be noted that the Board of Supervisors may by resolution waive all or part of the Building and Safety Division fees for affordable housing as defined in Title 17 of the Ordinance Code. The fees stated above are based upon the fee schedule effective July 1, 2018 and are adjusted on an annual basis. The above is only an estimate of costs. Actual costs vary depending upon a variety of factors.

The above fees for public sewer and water are supplied by the Tuolumne Utilities District (TUD) and are based upon the residence being constructed within an existing subdivision where all infrastructure to the lots has been provided by the developer or the lot is within a town site. This assumes that the developer has already paid the capacity charges. The fees for water and sewer listed in the chart are the minimum charges. TUD's fees vary by area and can be higher. Outside of a subdivision, but in an area where service is available, the minimum fee for water is \$7,593 and \$5,613 for sewer.

The permit application fees for an on-site sewage treatment and disposal system and water well in lieu of public water and sewer would be \$812.00 and \$774.00, respectively. If a septic system is an engineered system, fees would be approximately \$1,117.

School fees vary by district and range from \$2.24 to \$3.79 per square foot. The majority of districts use \$3.79 per square foot.

Application fees for discretionary entitlements charged by Tuolumne County are as follows:

**Figure 107
FEE SCHEDULE FOR PLANNING SERVICES
EFFECTIVE JULY 1, 2018**

| Application | Fee | 40% | 50% |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------|------------|
| General Plan Amendment | | | |
| a. Exempt from CEQA | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| b. Subject to CEQA | \$8,684.00 | \$3,473.60 | \$4,342.00 |
| Planned Unit Development | | | |
| a. Exempt from CEQA | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| b. Subject to CEQA | \$8,684.00 | \$3,473.60 | \$4,342.00 |
| Zone Change | | | |
| a. Exempt from CEQA | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| b. Subject to CEQA | \$8,684.00 | \$3,473.60 | \$4,342.00 |
| c. Zone change to O, D, MX | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| d. Zone change to H, HDP | \$0.00 | \$0.00 | \$0.00 |
| e. Zone change to AP | \$1,622.00 | \$648.80 | \$811.00 |
| Development Agreement | | | |
| a. Exempt from CEQA | \$2,290.00 | \$916.00 | \$1,145.00 |
| b. Subject to CEQA | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| c. Subject to CEQA | \$8,684.00 | \$3,473.60 | \$4,342.00 |
| Conditional Use Permit | | | |
| a. Exempt from CEQA | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| b. Subject to CEQA | \$8,684.00 | \$3,473.60 | \$4,342.00 |
| Site Development Permit | | | |
| a. Exempt from CEQA | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| b. Subject to CEQA | \$8,684.00 | \$3,473.60 | \$4,342.00 |
| Tentative Subdivision Map | | \$8,684.00 + \$125.00 per lot | |
| Site Review Permit | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| Variance | | | |
| a. Exempt from CEQA | \$2,316.00 | \$926.40 | \$1,158.00 |
| b. Subject to CEQA | \$8,684.00 | \$3,473.60 | \$4,342.00 |
| Agricultural Preserve boundary adjustments/establishment/disestablishment | \$1,158.00 | \$463.20 | \$579.00 |
| Williamson Act Contracts: Review/Use/Permit/Management Plan | \$1,622.00 | \$648.80 | \$811.00 |
| Mills Act | \$0.00 | \$0.00 | \$0.00 |
| Appeal to Planning Commission or Board of Supervisors | \$1,000.00 | \$400.00 | \$500.00 |
| Appeal of Use Permit Decisions in the H or HDP Combining Districts to Planning Commission or Board of Supervisors | \$0.00 | \$0.00 | \$0.00 |
| Designation and formation of heritage corridors pursuant to Chapter 14.14 | \$0.00 | \$0.00 | \$0.00 |
| EIR Processing | | \$13,818.00 plus 8.5 % of contract | |
| Environmental review conducted for projects not under application to Community Development Dept., excluding Grading Permits and Tentative Parcel Maps | | Actual cost in time and materials | |
| Film Permit Processing | \$0.00 | \$0.00 | \$0.00 |
| Pre-Application Review (fee to be credited towards fees under Section 3.40.010 (K) [Planning Division] or (P)(4)(a) or (P)(4)(d) [Surveyor Division-tentative maps] for applications to pursue the Pre-Application project submitted within one (1) year of submittal date of Pre-application) | \$1,737.00 | \$694.80 | \$868.50 |
| Studies performed on Geographic Information System (GIS) | | Actual cost in time and materials | |

| | | | |
|-------------------------------------------------------------------------------------------------|------------|-----------------------------------|------------|
| CRA Director review of vegetation removal plan in O and O-1 zoning for fire protection purposes | \$0.00 | \$0.00 | \$0.00 |
| Use Permit for Exterior alterations, Demolition or Removal in H or HDP Zoning District | \$0.00 | \$0.00 | \$0.00 |
| Special Use Permits for Outdoor Festivals (Chapter 5.12) | | | |
| a. Original application | \$2,895.00 | \$1,158.00 | \$1,447.50 |
| b. Permit Renewal | \$1,808.00 | \$723.20 | \$904.00 |
| Reasonable accommodation | \$324.75 | \$129.90 | \$162.38 |
| SMARA FEES | | | |
| Reclamation Plan | \$5,790.00 | \$2,316.00 | \$2,895.00 |
| SMARA Inspection | | | |
| a. In-house, mine with less than 50 acres disturbed | \$1,158.00 | \$463.20 | \$579.00 |
| b. In-house, mine with more than 50 acres disturbed | \$1,737.00 | \$694.80 | \$868.50 |
| c. In-house, idle mine with approved interim management plan | \$868.00 | \$347.20 | \$434.00 |
| d. By consultant | | Actual cost in time and materials | |
| Interim Management Plan | | Actual cost in time and materials | |
| REVISION FEES | \$482.50 | \$193.00 | \$241.25 |

Additional fee applied for a project revision that occurs at the following stages and requires completed or in progress work to be redone:

| | |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| a. Research, Project Checklist, Advisory Agency and/or Ad Joiner Letters Prepared and Mailed | 25% of original fee |
| b. Conducted Site Inspection | 50% of original fee |
| c. Prepared Initial Study, Agenda Report, and/or Conditions | 100% of original fee |
| MULTIPLE APPLICATIONS | |
| When two or more applications are submitted and processed concurrently, the fee shall be as follows: | 100% of the largest fee, plus 40% of each of the other fees under Section 3.40.010(K) |

A. The Fees set forth in Sections 3.40.010(K), (P)(4) and P(8) through P(22) shall be waived 100% for the following:

1. Public utilities, agencies and districts
2. Schools of an academic nature
3. Shelters for the homeless
4. Crisis centers
5. Church/worship facilities, excluding camps

6. Museums that are open to the public without charge

B. The fees set forth in Sections 3.40.010(K)(1) General Plan Amendment, 3.40.010(K)(2) Planned Unit Development Permit, 3.40.010(K)(3) Zone Change, 3.40.010(K)(4) Development Agreement, 3.40.010 (K)(10) Agricultural Preserve, or 3.40.010 (K)(11) Williamson act Contract shall be waived as follows for applications submitted under any of these subdivisions concurrently with an application for which the fees set forth in Section 3.40.010(P)(4)(a) Tentative Parcel Maps (CEQA Exempt) or 3.40.010(P)(4)(d) Tentative Parcel Maps (Subject to CEQA) have been paid provided the applicant presents a copy of the payment receipt at the time the waiver is requested:

| |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. 50% for any application submitted under Section 3.40.010(K)(1) through (K)(4), (K)(10), or (K)(11) concurrently with an application for which the fees set forth in Section 3.40.010(P)(4)(d) have been paid. |
| 2. 50% for any application submitted under Sections 3.40.010 (K)(1) through (K)(4), (K)(10), or (K)(11) concurrently with an application for which the fees set forth in Section 3.40.010 (P)(4)(a) have been paid provided the application subject to the fees in Section 3.40.010 (K) has been determined to be exempt from the California Environmental Quality Act (CEQA) or the potential impacts of the application or applications have been adequately addressed in a previously prepared environmental review in accordance with CEQA. |
| 3. When two or more applications are submitted concurrently under Sections 3.40.010 (K)(1) through (K)(4), (K)(10), or (K)(11) in accordance with subdivision (B)(1) or (B)(2), 50% of the largest fee and 60% of each of the other fees under Sections 3.40.010 (K)(1) through (K)(4), (K)(10), or (K)(11) shall be waived. |
| C. The fees set for in Section 3.40.010 (K), (P)(4), and P(8) through P(22) shall be waived on a one for one percentage basis for applications for affordable housing as defined in Title 17 of this Code. For example, if 25% of the housing units proposed in the application qualify as affordable housing, then 25% of the fees shall be waived. |
| D. The fees set forth in Section 3.40.010 (W) shall be waived for the construction of inclusionary units as defined in Section 17.04.449 of this code. |

E. The fees set forth in Section 3.40.010 (P)(4)(a) and (P)(4)(d) shall be waived for applications to rescind a condition of an approved tentative parcel map that requires the payment of the in-lieu fee for affordable housing as provide in Section 17.65.040 of this Code.

F. Notwithstanding Section 3.40.040(e), the fees set forth in Sections 3.40.010(K)(1) through (K)(10) and (K)(25), 3.40.010(P)(4)(a), (P)(4)(c) and (P)(4)(d), and 3.40.010(P)(35) shall be waived as follows for applications submitted under any of these subdivisions to rescind, amend, or revise an approved entitlement that has not expired as provided in this Code or as provided by state law:

1. 75% for applications to rescind the approval of an entitlement.
2. 75% for applications to amend or rescind a condition of approval of an entitlement.
3. 50% for applications to revise the project approved under an entitlement where the revision is not subject to CEQA
4. 25% for applications to revise the project approved under an entitlement where the revision is subject to CEQA.
5. 100% of the per lot fee in Section 3.40.010(K)(7) for applications to amend or rescind a condition of approval of a Tentative Subdivision Map, rescind the approval of a Tentative Subdivision Map, or revise an approved Tentative Subdivision Map where the revision does not require additional evaluation of the sewage disposal system.

G. The fee set forth in Section 3.40.010(P)(35) shall be waived 50% for applications submitted concurrently with an application under Section 3.40.010 (K)(7), Section 3.40.010(P)(4)(a) or Section 3.40.010(P)(4)(d).

| | |
|-----------------------------------|------------|
| Administrative Fee = | \$50.00 |
| Negative Declaration Fee = | \$2,354.75 |
| Environmental Impact Report Fee = | \$3,271.00 |

Application fees for discretionary land development entitlements are based on fee studies conducted by the County over time. The application fees are designed to recover the County's cost of processing each of the various entitlements based on the studies performed and are updated annually based upon the cost of living.

Construction of a 40 unit (2 bedroom) multi-family complex, intended for sale to individual homeowners, in the R-3 (Multiple Family Residential) zoning district would require an estimated payment of Planning Fees of approximately \$17,156.60 as illustrated in Figure 114.

Planning application fees are waived on a one for one percentage basis for applications for low- or median-income housing. For example, if 25% of the housing units proposed in the development will be restricted to sale to low- or moderate-income households then 25% of the fee will be waived. The fees stated above are based upon the fee schedule effective July 1, 2019.

Mitigation Fees

As Proposition 13 budget cuts became more apparent in their effect on County-provided services, the County adopted two mitigation fee programs. Both of the programs are based on the premise that new development creates cumulative impacts on existing facilities and requires the construction of new facilities to mitigate the impacts.

The County adopted the County Services Impact Mitigation Fee (CSIMF) program in October 1990. The CSIMF program is codified in Chapter 3.50 of the Tuolumne County Ordinance Code. The CSIMF is applied to residential development projects. The CSIMF provides the necessary financing required for the County to implement the County's General Plan policies that govern the provision of public services and improvements that adequately protect the public health, safety and welfare. At present, the CSIMF is \$2,406.50 per residential unit, \$3,283.75 if the project site is located within the Tuolumne County Fire Response Area. The CSIMF is waived for low- or median- income housing.

In July 1987, the County adopted a Traffic Impact Mitigation Fee (TIMF) program. The TIMF program was revised in April 1991 and in November 1998 and the fees are adjusted annually on July 1 in response to the cost of living. The TIMF program is codified in Chapter 3.54 of the Tuolumne County Ordinance Code. The TIMF program provides funds for the County to construct transportation system improvements necessary to protect public health, safety and welfare from the cumulative impacts of county growth. Presently, the TIMF is \$3,626 per single-family residential unit less than 2 acres and \$4,900 if the parcel exceeds 2 acres. For multi- family attached units the fee is \$2,626 per dwelling unit and \$2,068 per dwelling unit for mobilehomes in mobilehome parks or dwelling units in retirement communities. Waivers of the TIMF are not available for affordable housing projects.

Infrastructure

Development standards for water, sewer, roads and fire in Tuolumne County are based on parcel size and residential density. Approximately 65% of the parcels in the county utilize private water wells for domestic water and on-site sewage treatment and disposal systems for wastewater disposal. Parcels created that are less than two acres in size require public water and paved roads; if the parcels are less than one third acre in size or residential density exceeds three units per acre, public water, public sewer and paved roads are all required. Fire flow, based upon the density of development, is required for projects with residential density of one dwelling unit per two acres or higher.

The cost of providing both public water and public sewer systems keeps many developers from initiating small lot subdivisions or building rental housing. This is the result of the cost of constructing service line extensions and improvements, as well as other fees charged by service providers. According to TUD, capacity fees per unit for a 2 bedroom apartment are \$5,474 for water and \$3,705 for sewer. For a 3 bedroom or larger apartment, the capacity fee per unit would be \$7,593 for water and \$6,613 for sewer.

Recreational Facilities

Policy 8.A.1 of the Recreation Element of the Tuolumne County General Plan describes the goal of providing 30 acres of recreational facilities per 1,000 residents. Recreation Element Implementation program 8.D.a sets a minimum standard of 5 acres per 1,000 persons to serve the population of new communities in

recognition of Government Code Section 66477. Pursuant to Section 16.26.120 of the Tuolumne County Ordinance Code, subdivisions which create five parcels or more must contribute to provision of recreational facilities for their residents. This requirement can be satisfied by the dedication of land for recreational improvements, provision of recreational facilities, or payment of in-lieu fees. Implementation Program 8.D.b of the General Plan requires new residential development of five or more units to participate in the provision of recreational facilities for the residents of the development either on site for multiple family housing developments or on site, through the dedication of land for public recreational facilities or the payment of in-lieu fees for other residential developments.

The estimated total fees for a proposed 40 unit apartment complex, including planning and building permit fees, are listed below:

Figure 108
TYPICAL COUNTY APPLICATION FEES FOR A 40 UNIT (2 bedroom units)
MULTI-FAMILY COMPLEX

| APPLICATION | FEE |
|----------------------------------------------------------------|--------------------------------------------------------------|
| Tentative Subdivision Map | \$8,684 + 125*40=\$13,684 |
| Site Review Permit | \$3,473.60 |
| Conditional Use Permit | \$3,473.60 |
| Total Planning Fees | \$20,631.10 |
| Building Permit | \$78,000 |
| County School Mitigation Fee | can range from \$0.87-\$2.92/sf=\$870-\$2,920 range per unit |
| Connection to public sewer | \$ 218,960 |
| Connection to public water | \$ 148,200 |
| Driveway Encroachment (if needed, on a County maintained road) | \$431 |
| Traffic Impact Mitigation Fee (less than 2 gross acres) | \$101,840 |
| County Service Impact Fee (outside County Fire District) | Waived for affordable housing |
| Total Building Permit Fees | \$664,231 |

The total fees for this type of development would be approximately \$684,862.10. An estimate of the construction costs, based on the February 2019 International Code Council, assuming each unit is approximately 1,000 square feet in size, would be \$4,510,400, and with fees would be \$5,195,262. The planning, building, and connection fees would be 13 percent of the total project cost, exclusive of any land purchases. Fees for connection to public water and sewer comprise the majority of the Building Permit fees. These fees are established and collected by the Tuolumne Utilities District.

In an effort to encourage affordable housing development, the County will continue to promote Housing Element Implementation Program 3.B.b to:

- waive application fees and Building Permit fees for discretionary entitlements for housing developments which include an affordable housing component on a percentage basis,
- waive application fees for homeless shelters, transitional housing, permanent supportive housing and safe houses, and
- waive the County Services Impact Mitigation Fee for extremely low, very low, low, and median income housing units.

Housing Constraints for Disabled Persons

On December 3, 2002, the Tuolumne County Board of Supervisors adopted Ordinance 2479 amending the Uniform Zoning Ordinance by establishing procedures for requesting reasonable accommodations in the application of zoning regulations to provide equal opportunity to the disabled to use and enjoy a dwelling and to allow granting such reasonable accommodation in accordance with the Fair Housing Act and the California Fair Employment and Housing Act. Section 17.68.126 of the Uniform Zoning Ordinance states that reasonable accommodations shall provide for flexibility in the application of zoning regulations applicable to the development or use of permitted dwellings to address the needs of the disabled occupants to fully utilize a dwelling and shall not constitute a variance from the terms of the zoning ordinance. Section

3.40.010(K) establishes the application fee to request reasonable accommodation at \$324.75.

Through application of Sections 17.68.126 through 17.68.129 of the Uniform Zoning Ordinance, persons can request and the County can approve reasonable accommodations to allow flexibility in application of zoning regulations to allow disabled persons use and enjoyment of residential structures. An example of such accommodations could include allowing a reduction in building setbacks to permit disabled access improvements to a residence in order to allow a disabled person to enjoy the same size residence and property rights as others. Such an accommodation could allow necessary accessibility ramps to be constructed closer than six feet to side property boundaries or fifteen feet to front or rear property boundaries in order to achieve the required slope of the ramps. In 2004, the County approved a request for a reasonable accommodation that included an elevated deck and disabled access ramps in order to allow the homeowner full use of the residential structure.

Tuolumne County has adopted the 2016 California Building Standards Code. The Tuolumne County Division of Building and Safety enforces the disabled parking requirements found in Chapter 11 of Volume 1 of the California Building Code. This serves to insure that parking for disabled persons is provided throughout the unincorporated area of Tuolumne County. Similarly, the Division of Building and Safety enforces the disabled access requirements of Chapter 11A of the California Building Code to insure provision of disabled access in multi-family and commercial developments. The Division also maintains standards and assists designers and builders to construct improvements within residences specific to the needs of disabled residents, as needed.

The Uniform Zoning Ordinance allows supportive housing within a permitted single-family dwelling for not more than eight persons, as a permitted use in all zoning districts with the exception of the O (Open Space) and O-1 (Open Space -1) zoning districts because a residence is not allowed, and the M-2 (Heavy Industrial) zoning district because it is not an appropriate environment for supportive housing.

The County Ordinance Code utilizes the term household, rather than family, to avoid discrimination based on household type. *Tuolumne County Ordinance Code Section 17.04.443 Household. "Household" means all the persons, related or unrelated, who occupy a single dwelling unit. Persons not living in households are classified as living in group quarters. (Ord. 2896 § 4, (part), 2008).*

NON-GOVERNMENTAL CONSTRAINTS

Construction and Land Costs

The cost of land, construction costs, and availability of financing are factors which are not attributable to local government and are not factors which county government is likely to influence. In Tuolumne County, location, parcel size and infrastructure vary dramatically between residential areas. Prices for small lots currently range from \$14,900 for a 0.5 acre lot in Ponderosa Hills Subdivision to \$150,000 for a 5.02 acre lot on Joshua Way. This wide fluctuation in price is a result of numerous factors including topography, infrastructure, utilities, and location. Examples of single-family residential lots currently available in the unincorporated area of Tuolumne County include:

Figure 109
SINGLE-FAMILY LOTS FRO SALE IN UNINCORPORATED AREA OF TUOLUMNE COUNTY

| Price | Size | Location | Comments |
|-----------|-------------|-----------------------------|---------------------------------------------------------------------|
| \$24,999 | 0.89 acres | Ponderosa Hills Subdivision | Water & Power at Corner of Property, leach field installed |
| \$149,000 | 10.07 acres | Blue Bell Subdivision | |
| \$30,000 | 1.5 acres | Crystal Falls Subdivision | |
| \$150,000 | 5.02 acres | Joshua Way | Off of Tuolumne Rd., near Lambert Lake Subdivision |
| \$14,900 | 0.5 acres | Ponderosa Hills Subdivision | Buildable lot with electric, phone, water. Needs engineered septic. |
| \$50,000 | 0.49 acres | Upper Crystal Falls | Next to Water Ditch |

Source: Truila.com 4/9/19

Vacant parcels suitable for multi-family development vary widely in price. Examples of available properties are listed in the following table.

Figure 110
MULTI-FAMILY PARCELS FOR SALE IN UNINCORPORATED AREA OF TUOLUMNE COUNTY

| Price | Size | Location | Comments |
|-----------|------------|-------------|-----------------------------------------------|
| \$600,000 | 1.13 acres | Jamestown | Commercial or Mixed Use |
| \$98,000 | 1.29 acres | Groveland | Zoned R-3 |
| \$50,000 | 1.6 acres | Shaws Flat | Tear down & rebuild/M-U:MX |
| \$79,000 | 1.06 acres | Twain Harte | Commercial or Residential/Next to Town Center |

Source: Truila.com 4/9/19 and MLS information from realtors

Construction costs per square foot for a stick-built, one- or two-family residence was estimated at \$122.46 in the “Building Valuation Date – February 2019” sheet published by the International Code Council. The square foot construction cost for a multi-family residence (low rise) was listed at \$112.76.

Interest Rates

Interest rates have historically been a recognizable constraint to the buyer as well as the developer. However, interest rates have been relatively modest. According to Freddie Mac, the average interest rate on a 30-year fixed-rate mortgage is currently 4.37% (as of 12-14-19). Lower rates serve to make home financing more affordable, especially for first time homebuyers. The low interest rates also make refinancing of mortgages feasible, thereby reducing monthly housing costs.

Housing Affordability

The cost of single family homes in Tuolumne County has increased over the last five years. In 2014 the median sales price was \$219,950. As of the end of 2018, the median home price is \$289,000. During that same period, the median income rose slightly; from \$62,100 to \$63,200. However, the median income in Tuolumne County peaked in 2012 at \$66,700 and has not yet increased back to that level. Increased housing costs and slowing rising incomes will make housing less affordable for households in Tuolumne County.

Loss of Population

Looking at the population growth during the last Housing Element cycle (covering 2014-2018) population decreased an average of -0.1 percent in the unincorporated county. The Department of Finance population projection for August 31, 2024 (end of the Housing Element update cycle), as adjusted by the Department of Housing and Community Development in their Regional Housing Needs Analysis, is 54,390 people in the entire County (City of Sonora and unincorporated area). This figure includes group quarters, including the County Jail and the Sierra Conservation Center. As of January 1, 2018 the DOF population estimate for the entire county was 55,365. Population is expected to decrease slightly (975 people) during the next Housing Element update cycle. This continued trend of decreasing population has, and will have, an effect on residential construction. It is difficult to attract residential developers to a region with a decreasing population (fewer customers). This population decline, and subsequent low residential housing production numbers (as shown in Figure 5), will also have a negative effect on the age of the housing stock.

PUBLIC PARTICIPATION

Pursuant to Section 65583(c) of the Government Code, each local government is required to make a diligent effort to achieve the public participation of all economic segments of the community during updates of the Housing Element. Comments from interested persons, groups, organizations and agencies are essential to developing a comprehensive Housing Element. The General Plan update, which was completed with the adoption of the General Plan update on January 3, 2109, included a robust public outreach and education component. All elements of the general plan, including the housing element, were presented to the public for review and comment.

Community involvement in the General Plan Update process started before the official 2013 kickoff. Public participation was integral during the previous planning efforts identified above. Between 2013 and 2015, CRA staff held numerous meetings across the county to solicit public input on the General Plan Update.

The Board of Supervisors Planning Committee conducted 10 meetings, all of which were open to the public. In February 2015, the County held two public workshops, one in the City of Sonora with the Board of Supervisors and another in Groveland with County staff. At the workshops, the various elements of the General Plan were presented and the Board had an opportunity to discuss the various elements and provide direction to staff for any additional revisions. In addition, the public was invited to provide initial comments on the General Plan Update. The Tuolumne County Planning Commission conducted a workshop on April 15, 2015, where the public was also invited to provide comments on the General Plan Update. In addition, property owners on those properties with proposed land use designation changes were notified by County staff in 2015 by mail and staff was available to discuss questions and clarifications regarding proposed land use changes with individual property owners.

Beginning in 2017, CRA staff again met with stakeholder groups and representatives, including the Tuolumne County Farm Bureau, Farms of Tuolumne County, Tuolumne County Business Council, Tuolumne Band of Me-Wuk Indians, Chicken Ranch Rancheria, Tuolumne Utilities District, Tuolumne Heritage Committee, Central Sierra Environmental Resource Center, and other interested groups and individuals.

In the spring of 2018, CRA staff re-sent notices to over 4,000 property owners with parcels that may be impacted by land use changes as well as notifying them of a series of informational sessions that were planned for Board of Supervisors meetings. These sessions were also advertised on the General Plan Update website and in the newspaper. The information sessions discussed the following topics:

- General Plan/EIR 101
- Community Plans
- General Plan Implementation
- How to comment on the General Plan/EIR

CRA staff also made presentations at the Tuolumne-Stanislaus Integrated Regional Water Management Group, Tuolumne Rural Action Coalition, the Tuolumne County Board of Realtors, and the Airport Land Use Commission. After the Draft General Plan Update and Re-circulated Draft EIR were released, CRA staff held town hall meetings in August and September 2018 in the communities of Jamestown, Columbia, Tuolumne and Groveland, at which community members were invited to provide comments on the General Plan Update.

Prior to adoption, the County solicited input during a 45-day comment period. Letters were received from 6 public agencies, 7 organizations, and 16 individuals. Common themes are as follows:

- Vertical Consistency between the General Plan and Zoning Code
- Population Projections
- Agricultural Policies
- Oak Woodland Policies
- Wildlife Resources
- Fire Safety

The majority of these issues were addressed through appropriate policies and programs that were integrated into the update of the Housing Element. In order to aid access to the process, all changes and revisions along with updates to the progress of the Housing Element are made available on the County's website at www.tuolumnecounty.ca.gov.

Chapter 727 of the Government Code of the State of California encourages local governments to consult with local water and sewer service providers when updating their housing element in an effort to facilitate the effective coordination between local planning and water and sewer service functions to ensure adequate water and sewer capacity is available to accommodate housing needs, especially for lower-income households. Chapter 727 also requires local jurisdictions to provide a copy of the housing element to water and sewer providers. Local utility providers were included in the General Plan outreach process. They are also consulted as part of the Local Agency Formation Commission (LAFCO) process which is a function of the County. LAFCO currently has an application for the annexation of the Valley Vista (Dry Creeks Subdivision) into the Jamestown Sanitary District. There are approximately 213 lots that were previously approved for development. The project involves discussions with the Tuolumne Utilities District and the Jamestown Sanitary District for property tax negotiations. The Jamestown Sanitary District is constructing a

new sewage treatment plant south of Jamestown, which will increase capacity for future residential development. In addition, a letter was sent to all local water and sewer providers with information on accessing a copy of the County's draft housing element on the County's website.

The County is also working to complete a County Plan to Combat Homelessness. County Housing Division and Behavioral Health staff created a survey on homelessness in conjunction with HomeBase, a consulting group hired by the County to assist with the plan. The County and their consultants held a series of focus groups with first responders, health care providers, schools, social service agencies, homeless service providers, churches, members of the business community, government officials, people experiencing homelessness and formerly homeless individuals. Survey results and input gathered during the feedback sessions were used to help evaluate affordable housing needs, especially for vulnerable populations as well as to formulate policies and implementation strategies for the housing element update.

The County consulted with the Native American Heritage Commission on January 14, 2019 to obtain a list of tribes to consult about the Housing Element update. The Chicken Ranch Rancheria of Me-Wuk, the Tuolumne Band of Me-Wuk and the Washoe Tribe of Nevada and California were each sent a consultation letter on February 7, 2019 asking for feedback within 90 days. No feedback was received.

The County Board of Supervisors Housing Policy Committee, at their September 13, 2018, held a brainstorming session where they reviewed existing policies in the housing element and determined which policies to keep. They also created a list of suggestions for new policy goals. The committee discussed housing element goals and implementation strategies again at their December 13, 2018 meeting. These suggestions were incorporated into the housing element update. This committee is comprised of two Board of Supervisors members, Area 12 Agency on Aging, the Amador Tuolumne Community Action Agency, Habitat for Humanity Tuolumne County Chapter, the local Building Industry Association Chapter, and the Tuolumne County Association of Realtors.

The County Board of Supervisors Housing Policy Committee also reviewed the draft Housing Element update and solicited input from members of the public at their meeting on June 5, 2019.

The Community Resources Agency will schedule a public hearing before the County Planning Commission once the Housing Element update has been reviewed by State HCD.

GENERAL PLAN CONSISTENCY

In addition to the Housing Element, the Tuolumne County General Plan includes 18 elements and five community plans. This Housing Element has been prepared to be internally consistent with each of these other elements and plans. Through study, analysis, public review and comment, the programs contained in the Housing Element will be implemented consistent with the goals, policies and programs contained in the other elements and plans.

The General Plan is a dynamic document. If determined necessary to implement programs included in the Housing Element, other elements of the General Plan can be revised to insure consistency throughout the Plan. Consistency can be achieved through review by the County's planning agency, which includes the Planning Division of the Community Resources Agency, the Board of Supervisors Housing Policy Committee, the Board of Supervisors Planning Committee, the Tuolumne County Planning Commission, the Board of Supervisors, and the public.

**APPENDIX A
INCLUSIONARY HOUSING ORDINANCE**

COUNTY OF TUOLUMNE INCENTIVES FOR AFFORDABLE UNITS

**Category A
Standard Incentives**

The County shall offer the following standard incentives to a developer who complies with the requirements of Chapter 17.65 of the County Ordinance Code through the provision of affordable units:

1. The applicable County Services Impact Mitigation Fee shall be waived for inclusionary units.
2. Application fees for discretionary land use entitlements shall be waived for inclusionary units. Application fees for such entitlements shall be reduced on a percentage basis based upon the percentage of inclusionary units proposed.
3. Building Permit application and inspection fees shall be waived for inclusionary units.
4. The County shall provide expedited application review and processing.
5. The amount of O (Open Space) zoning for third priority wildlife habitat conservation shall be reduced from the amount required in the Tuolumne County Wildlife Handbook or shall be in accordance with the amount required for affordable housing in the Biological Resources Review Guide (BRRG).
6. The amount of O (Open Space) zoning required for conversion of oak woodland shall be in accordance with the amount required for affordable housing in the Biological Resources Review Guide (BRRG).

**Category B
Additional Incentives**

The County shall offer the following additional incentives through the Planned Unit Development Permit process in accordance with Chapter 17.65 of the Ordinance Code:

1. Reduced minimum parcel sizes for housing units in all zoning districts. The minimum parcel size in the R-1 zoning district may be reduced to 3,500 square feet.
2. Reduced front, rear, and side building setbacks for housing units. Garages shall be at least 20 feet back from the sidewalk (if no sidewalk, then back of curb). The front of the residence shall be at least 10 feet back from the sidewalk (if no sidewalk, then back of curb).
3. Public Utility Easements. Public Utility Easements required to be provided for new development may be relocated, reduced in width or eliminated provided future utility needs are as addressed and may be accommodated as determined by the Community Resources Director.
4. Increased floor area ratio (FAR) for housing units. The FAR may be increased to allow the desired size dwelling on reduced size parcels.
5. Reduced parking standards for housing units. Parking reductions may be considered on a case-by-case basis by the Community Resources Director as allowed by Section 17.65.090 of the Ordinance Code.
6. Recreation requirement. Inclusionary units shall be exempt from the computation of the area to be provided for park or recreational use and for calculation of the in-lieu recreation fee specified in Section 16.26.120 of the Ordinance Code for tentative subdivision maps. The calculation of the recreational area in Section 17.64.100 for multiple family housing shall be reduced proportionally based on the percentage of inclusionary units provided.

Road requirements. Any development providing affordable units shall be considered for the

following modifications to the County's road standards:

- A. A hammer head turn around may be provided if it complies with cul-de-sac length limits specified in Section 11.12.040 of the Tuolumne County Ordinance Code and other requirements as determined by the Community Resources Director.
- B. The road prism may be modified to two 10-foot travel lanes with a 5-foot pedestrian walkway on one side and drainage improvements on both sides provided adequate parking is provided off-street. The pedestrian walkway may be either adjacent to the roadway or separated. Under this modified road prism, curbs may be constructed with asphalt instead of concrete subject to the approval of the Community Resources Director.

Density bonuses. The density bonus provided in Chapter 17.65 of the Tuolumne County Ordinance Code for both owner-occupied and rental housing shall be granted on a tiered basis to developers providing affordable units as specified in the following chart:

| Affordable Units | Density Bonus | | | |
|-----------------------------------|----------------------|-----------------------------------|----------------------------------------|--------------------------------------|
| | <u>Median Income</u> | <u>Low Income (80% of median)</u> | <u>Very-Low Income (50% of median)</u> | <u>Extremely-Low (30% of median)</u> |
| <u>10% or more of total units</u> | <u>25%</u> | <u>50%</u> | <u>60%</u> | <u>70%</u> |

Affordable housing standards. Design and amenity standards for affordable units may be reduced below the standards specified in Section 17.65.050 of the Tuolumne County Ordinance Code on a case-by-case basis.

Detached secondary single family dwellings. Detached secondary single family dwellings in the R-1 zoning district shall be allowed on parcels less than 15,000 squarefeet.

Additional incentives. Other exceptions to the County's development regulations may be reduced, modified or waived subject to approval of a Planned Unit Development Permit by the Tuolumne County Board of Supervisors.

Category C **Financial Incentives**

Financial assistance for the construction of inclusionary units may be provided by the County or other entity designated by the County to administer housing programs on a case by case basis if such funding is available. Financial assistance may be in the form of loans or grants through programs made available to or by the County.

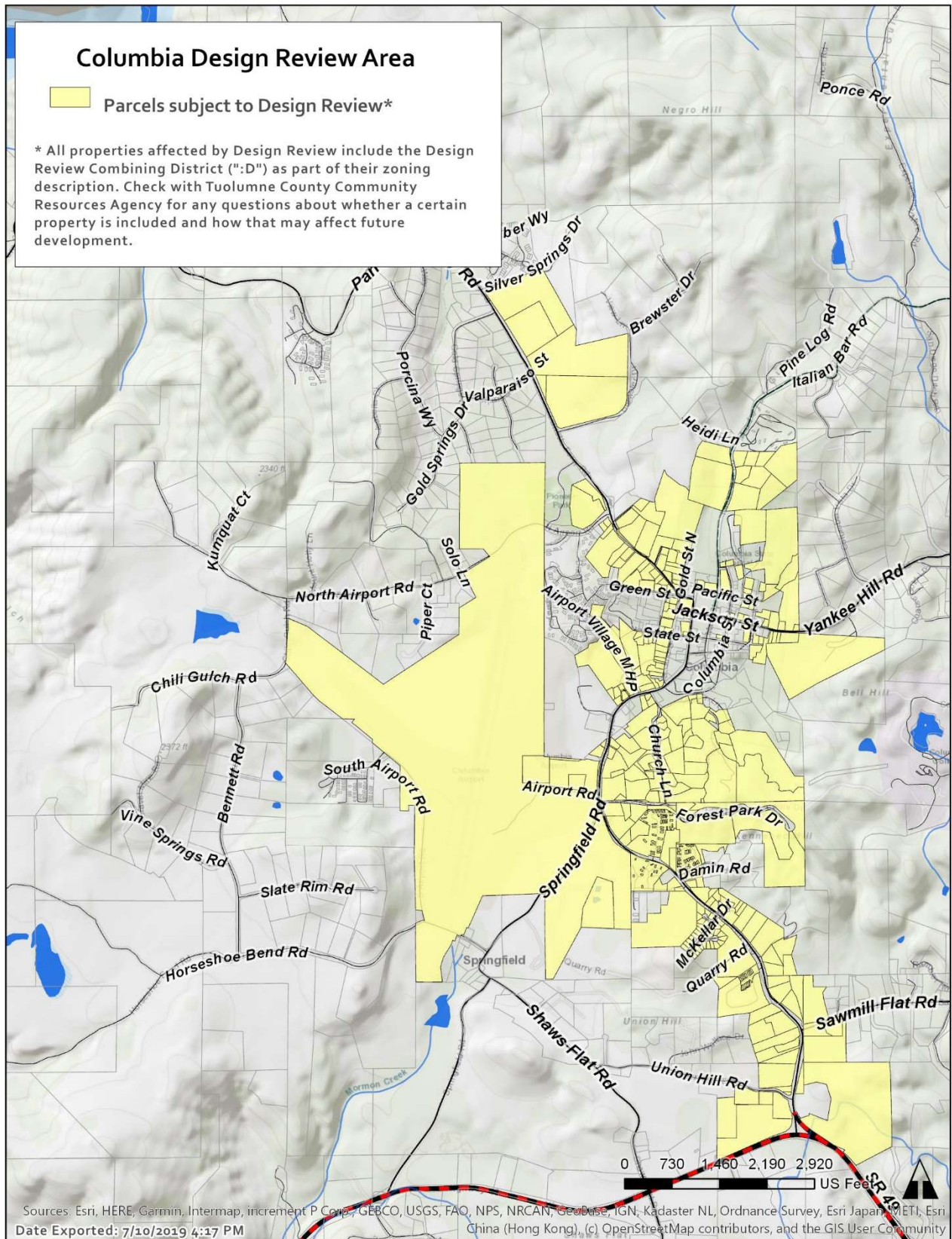
APPENDIX B

ZONING CATEGORIES

| TYPE OF USE | DESIGNATION | DENSITY RANGE (du/ac) |
|------------------------------------------------------------|-------------|-----------------------------------|
| Exclusive Agricultural district, thirty-seven acre minimum | AE-37 | 2 du/37 acres |
| General Agricultural district, twenty acre minimum | A-20 | 1 du/10 acres |
| General Agricultural District, ten acre minimum | A-10 | 1 du/10 acres |
| Open Space | O | N/A |
| Open Space-1 | O-1 | N/A |
| General Recreational | K | 1 du/5,000 sf |
| Single-family Residential | R-1 | 6 du/1 acre |
| Medium density Residential | R-2 | 12 du/1 acre |
| Multiple-family Residential | R-3 | 15 du/1 acre |
| Residential Estate, one acre minimum | RE-1 | 1 du/2 acre |
| Residential Estate, two acre minimum | RE-2 | 1 du/2 acre |
| Residential Estate, three acre minimum | RE-3 | 1 du/3 acre |
| Residential Estate, five acre minimum | RE-5 | 1 du/5 acre |
| Residential Estate, ten acre minimum | RE-10 | 1 du/10 acre |
| Mixed Use | MU | 15 du/1 acre |
| Commercial Recreation | C-K | 1 du/2 acre |
| Neighborhood Commercial | C-O | 1 du/2,500 sf |
| General Commercial | C-1 | 1 du/2,500 sf |
| Heavy Commercial | C-2 | 1 du/2,500 sf |
| Special Commercial | C-S | 1 du/2 acre |
| Business Park | BP | 1 du/2,500 sf |
| Light Industrial | M-1 | 1 du/7,500 sf |
| Heavy Industrial | M-2 | 1 du/7,500 sf |
| Public | P | No Limit |
| Timberland Production Zone | TPZ | 1 du/37 acres |
| Mineral Preserve Zone | MPZ | 1 du/20 acres |
| Historic Combining | H | N/A because it is an overlay zone |
| Historic Design Preservation Combining | HDP | N/A because it is an overlay zone |
| Design Review Combining | :D | N/A because it is an overlay zone |
| Mobilehome exclusion Combining | :MX | N/A because it is an overlay zone |
| Planned Unit Development Combining. | :PD | N/A because it is an overlay zone |
| Agricultural Preserve Combining | :AP | N/A because it is an overlay zone |
| Airport Overlay | :AIR | N/A because it is an overlay zone |

APPENDIX C

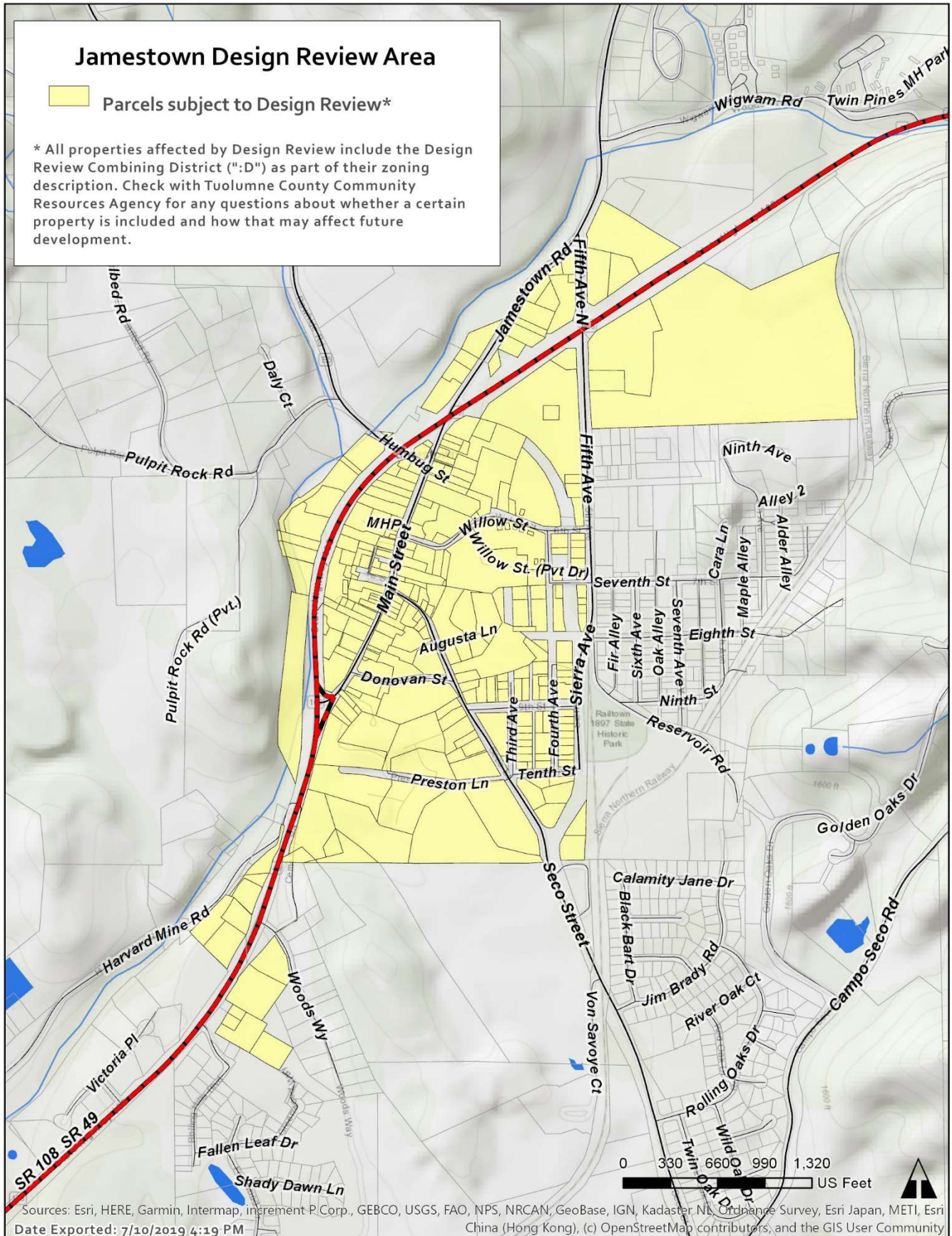
Maps of Design Review Districts for Columbia, Jamestown, Tuolumne, and Twain Harte



Jamestown Design Review Area

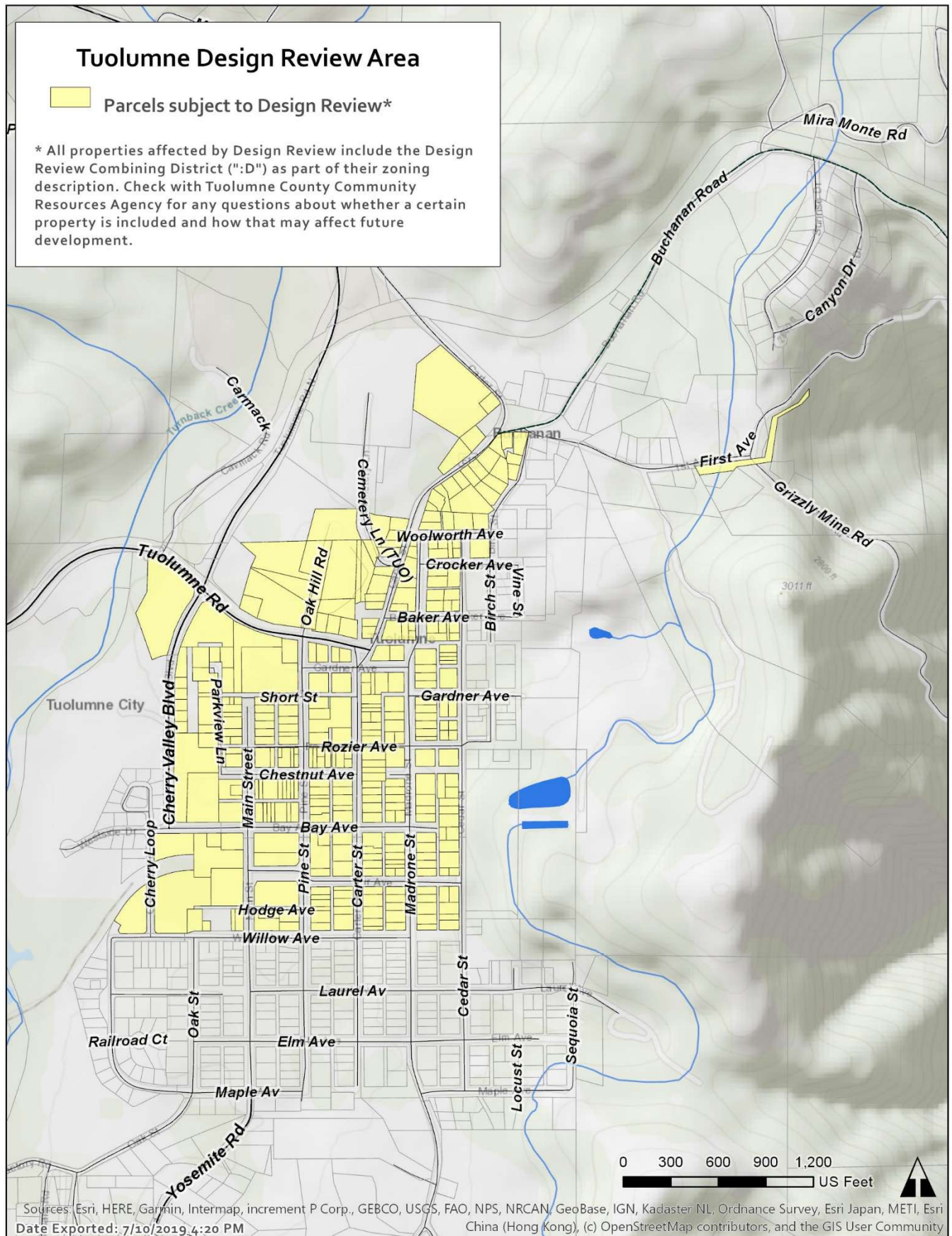
 Parcels subject to Design Review*

* All properties affected by Design Review include the Design Review Combining District ("D") as part of their zoning description. Check with Tuolumne County Community Resources Agency for any questions about whether a certain property is included and how that may affect future development.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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